

THE CHARTERED SURVEYOR



THE JOURNAL OF
THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

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SEPTEMBER 1960



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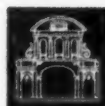
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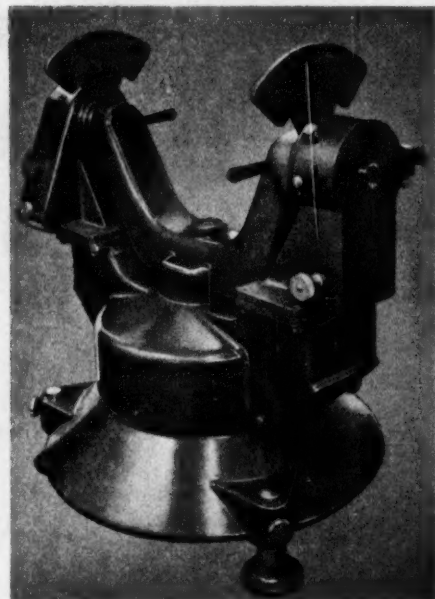
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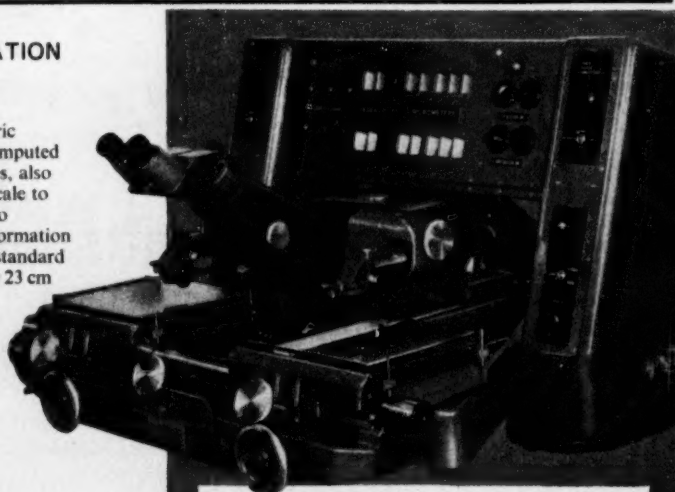
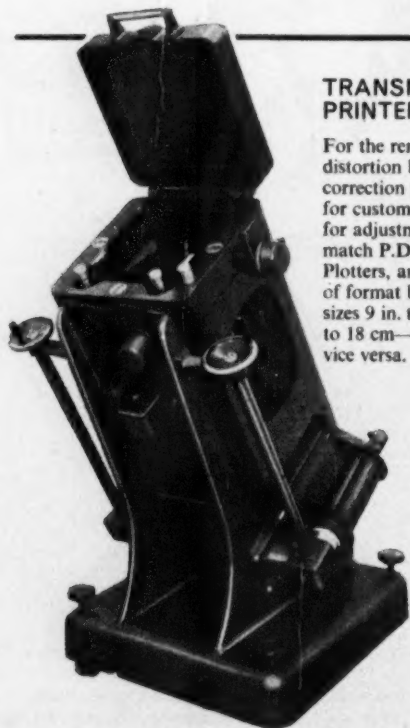
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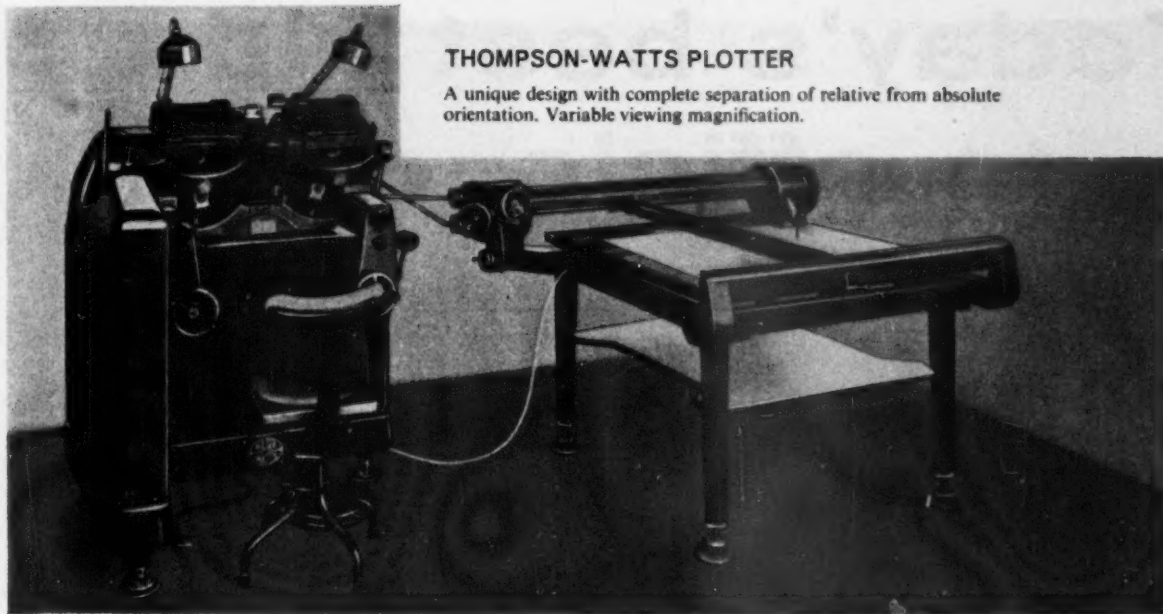
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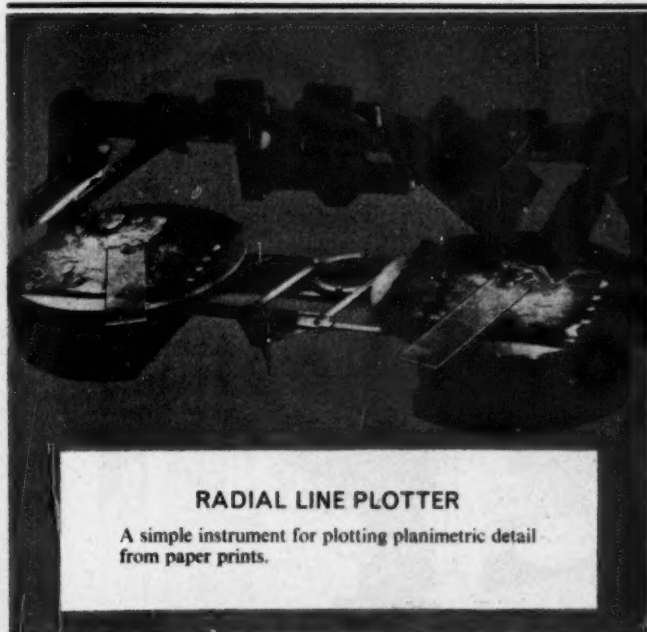
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FORTHCOMING ARRANGEMENTS

Institution Meetings

- 10th October 'The Changing Pattern of Living'
5.45 p.m. By A. L. Strachan, n.sc. (Fellow).
- 13th October 'The Lake Nyasa Hydrographic Survey'
5.45 p.m. By Lieut.-Commander R. T. Bailey (Professional Associate).
- 19th October 'Future Practice and Procedure in Quantity Surveying'
6.0 p.m. By K. K. Dale (Fellow).
- 14th November Presidential Address
5.45 p.m. By J. D. Trustram Eve (Fellow), F.L.A.S., F.A.I.

Junior Organisation

- 22nd September 'The General Practitioner and the Builder'
6.15 p.m. By J. R. Wiles (Fellow), M.T.P.I.
- 10th November Junior Organisation Annual Dinner

Cricket

- 7th September Cricket Match
Institution v. Vitruvians Cricket Club.

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THE CHARTERED SURVEYOR

The Journal of

THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

VOL. 93

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No. 3

Editorial Notes

Sessional Programme

The Changing Pattern of Living

During the last two decades, the changes in the pattern of living must have been more extensive than over practically any other period in our history. The standard of prosperity has risen and no longer is it considered a luxury to have (if not to own) a car, a television set and a refrigerator. Great strides have been made in estate layout and the internal planning of homes, and more and more people are embarking on the venture of owning a house—or a flat—by means of loans and mortgages, or of taking homes on very long leases.

All these changes affect the management and development of residential estates—and therefore are of concern to chartered surveyors engaged in this work. The first general meeting of the new session to be held on 10th October, 1960, therefore, should provide a most interesting evening.

On that date, Mr. A. L. Strachan, B.Sc. (Fellow), will speak on "The Changing Pattern of Living" and in his paper he will comment on all these developments and will discuss their implications for the profession.

Mr. Strachan has had extensive experience in the management of new estates, since he was for some years Chief Estates Officer to Bracknell New Town, and he has recently been appointed Chief Estates Officer at Basildon New Town.

It is hoped that this meeting will be well attended and that members will contribute to the discussion that follows the paper, in order to get a wide exchange of views. Members of all sections are welcome.

Soundings in Central Africa

The steamer "Ilala," striking a submerged rock in 1954, drew attention to the need for a proper hydrographic survey of Lake Nyasa. This was initiated by the Federal Government of Rhodesia and Nyasaland, and Vice-Admiral Sir A. Day led the team which put the work in hand. Many unusual problems and difficulties confronted the small band of sailors at sea in Central Africa. Lt.-Cmdr. R. T. Bailey, R.N.V.R. was No. 2 in the team for three years. At the land surveyors general meeting to be held on Thursday, 13th October, 1960, he will give an account of what was and what could not be accomplished, of the resulting benefits to navigation, of life in camp on the lake shore, and of the phenomenon of the cyclic change in lake level.

Future Practice and Procedure in Quantity Surveying

A general meeting of quantity surveyors is to be held at the Institution on Wednesday, 19th October, 1960, when Mr. Kenneth Dale (Fellow) (Past Chairman of the Quantity Surveyors Committee) will give an address on "Future Practice and Procedure in Quantity Surveying."

The meeting will start at 6.0 p.m. and light refreshments will be served from 5.30 p.m. Members who wish to attend the meeting and to bring guests are requested to apply to the Secretary as soon as possible for tickets of admittance.

Matter of Moment

The high price of land, particularly land for residential development, was the subject of two broadcasts on the B.B.C. Home Service in July, in which the President, Mr. J. D. Trustram Eve, and seven other members of the Institution took part.

The first was a programme called "This Precious Land" on 11th July, 1960, in which Mr. C. D. Pilcher (Vice-President), Mr. Arthur Gadd, Mr. F. J. H. Brackett (Members of Council), Mr. L. M. T. Hogbin, Mr. M. S. Argles and Mr. J. E. J. Toole (Fellows) talked of their own experience of the problems associated with the high prices of recent land transactions.

In the second programme, "Matters of Moment," which was broadcast on 21st July, 1960, Kenneth Harris of "The Observer" interviewed Mr. D. S. Nixon (Fellow), Mr. Enoch Powell, M.P., Mr. G. R. Mitchison, Q.C., M.P., Councillor W. G. Fiske, L.C.C., and the President. He asked each of them why they were concerned about the high price of land, and what action they would like to see taken.

The President said that he was concerned should the price of land rise so high that development would not take place. He wanted to see more land for development released by the Ministry, and more attention given to the redevelopment of town centres and the "twilight" area between the centre and the outskirts of towns.

The House of Commons debated the land question on 18th July, 1960. Opening for the Government, the Minister of Housing and Local Government said that the crux of the whole problem was to make sure that artificial land scarcities did not arise around towns through any wrong judgment of the amount of land which could reasonably be used for building. "The national assessment is relatively easy. It is the assessment of all the local needs and trends that is

difficult, and that, I am sure, could not be done more effectively than it is now being done by the interchange of information going on all the time between the planning authorities and my department."

Sir Colin Thornton-Kemsley (Fellow), Member of Parliament for North Angus and Mearns, said that the present explosive expansion should be guided to development areas beyond the established green belt, areas in which employment possibilities in offices as well as in factories could match the provision of housing, with existing small towns and communities as the focal point. He said that he would like to see a moderate *ad valorem* duty levied on the vendors in all future sales of underdeveloped land, the proceeds of which would reimburse the Exchequer for the compensation paid to owners of land sterilised against building.

Esso Petroleum Bill

The Esso Petroleum Bill failed to receive Royal Assent before Parliament rose for the Summer Recess. Further consideration of the Bill has now been deferred until the next Parliamentary session. The Bill provides for the building of two pipelines—one from Fawley to London Airport and the other from Fawley to Severnside in Gloucestershire. The compensation provisions in the Bill follow the precedent of three previous pipeline Acts—in the event of dispute compensation to be payable in accordance with the Lands Clauses Acts as if the Company were a statutory undertaker.

Though the compensation provisions were criticised, the main criticism stemmed from the inherent clumsiness of Private Bill procedure for matters of this kind. Parliament was precluded from varying the line of the proposed pipeline by more than 400 feet (the figure in the Bill as originally laid); nobody into whose property such changes might bring the pipeline may be brought into a Bill after it is laid, since they would therefore be deprived of the opportunity of objecting.

The Select Committee set up to consider the Bill concluded that no further private Bills for the construction of pipelines should be passed and the Committee were attracted by the procedure under which there would first be a public inquiry followed by the making of a provisional order by the Minister. In this way objectors to the track of a pipeline would be able to make their case heard before the line became fixed. If the suggested new procedure were adopted, the Minister's provisional order would have to be confirmed by a Provisional Order Bill which would probably come before an Unopposed Bill Committee.

End of the Parliamentary Session

The Parliamentary session ended with a flourish on 29th July, 1960, by the giving of the Royal Assent to 55 Bills. The eight most important new Acts affecting the profession are listed on page 143 of this issue. Articles on the Building Societies Act, the Caravan Sites and Control of Development Act and the Finance Act will be published in forthcoming issues of *The Chartered Surveyor*. The provisions of the other important Acts will also be covered.

Parliament reassembles on 25th October, 1960.

Building Societies Act, 1960

The Building Societies Bill received the Royal Assent on 28th July, 1960, just 18 weeks after it was first introduced into the House of Lords.

The Government have adhered to the principle contained in section 14 of the Act, that, for building society purposes, the valuation and the assessment of a security are distinct functions to be carried out by different people and that the

second and not the first is the proper role for the directors of a society. A last ditch compromise to this clause was, however, made by the Government during the Report Stage in the House of Commons; building society directors, managers and secretaries who were in office on 28th July, 1960, will be allowed, for a maximum period of ten years, to carry out valuations under the section. In order to encourage societies to adopt the new practice as soon as they conveniently can, and to ensure that they adopt the transitional provisions with their eyes open, the waiver to disqualification will require to be confirmed by a special resolution at the Annual General Meeting of the society in question at the beginning of each year in which it is to be adopted.

It has been suggested that section 14 of the Act will ultimately negate the effect of having a qualified surveyor on the boards of building societies because surveyors who are directors will be unable to criticise or check any valuations carried out by the independent valuer, without offending against the provisions of the Act. The Treasury have confirmed that this view is an erroneous one: the section will in no way debar a director of a building society from criticising or checking the valuation prepared for the purposes of section 14 (1) (b) of the Act.

The problem of re-building Central Areas

A medley of chartered surveyors, architects, planners, county councillors and politicians gathered at the Middlesex Guildhall on 15th July, 1960, for a one day conference on rebuilding city centres. The conference was convened by the Civic Trust and Mr. Duncan Sandys, President of the Trust, presided. The conference was opened by the Minister of Housing and Local Government.

In order to focus the discussion at the conference, the Civic Trust produced a report entitled *Rebuilding City Centres* which was based on the views of leading personalities in local government, commerce and the professions concerned with civic design. This report received high praise during the conference and it is now to be subjected to a re-appraisal in the light of what was said.

A report on the conference can be obtained from the Director, Civic Trust, 79, Buckingham Palace Road, London, S.W.1.

Chartered Surveyors and Consortia

Chartered quantity surveyors may be especially interested in a note published on page 108 of this issue of *The Chartered Surveyor* about the circumstances in which it is permissible or otherwise to be employed by a consortium concerned with a joint constructional project. Members practising in other sections of the profession who might be concerned about this problem should consult the Institution.

Prize of £25

Details of a new competition are given on page 108 of this issue. The competition is open to corporate members under the age of forty and the prize is to be £25 (£50 if the winner is a member of the Rural Essex Branch).

Amendment to the Institution's Royal Charter

The Privy Council have approved a small alteration of the Institution's Charter. The official wording of the amendment is: *Article 46—Delete all the words following the words "form of allowance."*

The effect of the amendment is that the Institution is no longer obliged to publish all Bye-Law amendments in the London, Edinburgh and Dublin Gazettes.

Forthcoming Arrangements

INSTITUTION MEETINGS

The following meetings will be held at the Institution during October, 1960. Except where otherwise stated, the meetings will start at 5.45 p.m., and light refreshments will be served from 5.0 p.m. Further details of these papers are published on page 105 ante.

Estate Management General Meeting, 10th October, 1960

At the estate management general meeting to be held on Monday, 10th October, 1960, Mr. A. L. Strachan, B.Sc. (Fellow) will speak on "The Changing Pattern of Living."

Land Surveyors General Meeting, 13th October, 1960

A general meeting of the land surveyors section of the Institution will be held on Thursday, 13th October, 1960, when Lieut.-Commander R. T. Bailey (Professional Associate), will speak on "The Lake Nyasa Hydrographic Survey."

Quantity Surveyors General Meeting, 19th October, 1960

Mr. K. K. Dale (Fellow) will address the general meeting of quantity surveyors to be held on Wednesday, 19th October, 1960, on the subject of "Future Practice and Procedure in Quantity Surveying." The meeting will start at 6.0 p.m.

ORDINARY GENERAL MEETINGS

Session 1960-61

The following arrangements have been made for the Ordinary General Meetings to be held from November, 1960, to April, 1961. The subject and speaker for May, 1961, will be announced nearer that date.

NOVEMBER, 1960—Presidential Address

Mr. J. D. Trustram Eve (Fellow), F.L.A.S., F.A.I., will deliver his Presidential Address on 14th November, 1960.

DECEMBER, 1960—"Off Street Parking"

Mr. E. H. Doubleday, O.B.E. (Fellow), P.P.T.P.I., M.I.M.U.E., will speak on "Off Street Parking" on 5th December, 1960.

JANUARY, 1961—"Fire Precautions in Buildings"

Mr. F. W. Delve, C.B.E., M.I.F.I.R.E.E., Chief Officer of the London Fire Brigade, will speak on "Fire Precautions in Buildings," on 2nd January, 1961.

FEBRUARY, 1961—"Share Valuations: Why and How?"

Mr. T. A. Hamilton Baynes, M.A., a member of the Institute of Chartered Accountants, will speak on "Share Valuations: Why and How?" on 6th February, 1961.

MARCH, 1961—"Rights of Light"

Mr. Bryan Anstey, B.Sc. (Fellow), F.A.I., will speak on "Rights of Light" on 6th March, 1961.

APRIL, 1961—"Recent Rating Decisions"

Mr. David G. Widdicombe, Barrister-at-Law, author of many books and articles on rating, will speak on "Recent Rating Decisions" on 10th April, 1961.

THE CHARTERED SURVEYORS ANNUAL CONFERENCE, 1961

The Chartered Surveyors Annual Conference will be held in 1961 during the week ending 8th July at the University of Leicester.

WINTER AGRICULTURAL CONFERENCE

Preliminary Notice

A one-day Agricultural Conference is to take place at the Institution on Monday, 9th January, 1961.

At the morning session there will be an address by Mr. G. P. Wibberley, PH.D., B.Sc., of Wye College, on the subject of "Farm Size," to be followed by a discussion.

The afternoon session, following a buffet luncheon at the Institution, will be devoted to addresses on "The Future of the Landlord and Tenant System" by Mr. R. B. Verney, Vice-President of the Country Landowners Association, and Mr. G. B. Redmayne.

The Conference fee, to include luncheon, will be 12s. 6d.

A further announcement and an application form will be issued in *The Chartered Surveyor* in the early autumn. Members are asked not to apply in consequence of this advance notice.

JUNIOR ORGANISATION

Ordinary General Meeting, 22nd September, 1960

The talk at the first meeting is designed to be of general interest to members in nearly every branch of the profession. Mr. J. R. Wiles (Fellow), M.T.P.I., has been persuaded to give us a few words on how to agree a builder's final accounts. Most of us at some time have been astonished at the size of these for what seem to be simple jobs. After this meeting, we hope at least to be able to remain unruffled when we see the next bill on behalf of our clients. Mr. Oliver Chesterton, M.C. (Fellow), has kindly agreed to take the Chair and the meeting will be held at the Institution at 6.15 p.m., preceded by a buffet tea at 5.30 p.m.

The title of this talk has been changed from "The Settlement of Builders' Accounts" to "The General Practitioner and the Builder."

A Date to Remember

Have you made a note in your diary that the ANNUAL DINNER of the Junior Organisation, at which Brigadier Sir John Hunt, C.B.E., D.S.O., will be principal guest, is to be held at the Drapers' Hall on Thursday, the 10th November? Further details will appear in the next issue.

Institution Notices

LIST OF MEMBERS 1961

The next edition of the List of Members is due to appear early in 1961.

In the interests of economy, the Council decided to make a charge of five shillings a copy for recent Lists and to limit distribution to those members who asked for copies.

The same conditions will apply to the distribution of the 1961 List.

Order forms for the List of Members, 1961, will be sent out with the October issue of The Chartered Surveyor.

All members have been sent copies of their entries in the 1959-1960 List and have been requested to correct such entries where necessary.

It would be greatly appreciated if any outstanding replies to requests for corrected entries could be returned to the Institution as soon as possible.

FEEES FOR THE MANAGEMENT OF WOODLANDS AND FARMS IN HAND

Some guidance on fees for the management of woodlands and farms in hand which do not form part of a larger estate under the same management is available to members on application to the Secretary at Headquarters.

BALCH-ESSEX PRIZE

To commemorate Mr. W. M. Balch's year of office as President of the Institution, the Rural Essex Branch has donated a Prize to be known as the Balch-Essex Prize. The Prize is to be awarded annually.

This year, a Prize of £25 will be awarded for the best Report on the Real Property Market in the 12 months preceding 30th September, 1960, and a forecast on the probable trend in the year ending 30th September, 1961.

The competition is open to any corporate member of the Institution who is under forty years of age at the time of submitting his paper. Each paper must be written in English, and be between 3,000 and 5,000 words in length. Any paper submitted must not have been used for any other purpose, or have been published in whole or part.

Papers for the award must be sent so as to reach the Secretary of the Institution *not later than 30th September, 1960.*

The competition is to be judged by an adjudicating Committee to be appointed by the President of the Institution.

Copies of the full rules and regulations together with forms

of entry may be obtained on application to the Secretary.

In the event of the Prize being awarded to a member of the Rural Essex Branch, the amount of the Prize will be £50.

CITY AND GUILDS OF LONDON INSTITUTE

Examination for Quantity Surveyors' Assistants

The attention of members is drawn to the extension of the Examination in Builders' Quantities (Course No. 89) held by the City and Guilds of London Institute, of which further details may be obtained from 76, Portland Place, London, W.1.

"An additional optional section C on the abstracting and billing of quantities has been added to Part II of the examination to meet the needs of assistants in the offices of professional quantity surveyors and members of the staffs in quantity surveying departments of the public services who are employed as "workers up."

Normally these candidates will be required to take Part I of the examination before being admitted to Part II. To enable many experienced and older persons now employed as "workers up" to take the examination, it is proposed to allow those who have not taken Part I to enter for section C of Part II if an employer certifies that they have reached the standard of the Part I examination. This concession will apply to the end of 1963.

The first examination in section C will be offered in 1961."

The examination will probably be held during the latter part of April or early part of May, 1961.

Chartered Quantity Surveyors and Consortia

In view of the present tendency for companies engaged in building and civil engineering work and those who manufacture and instal, for example, special electrical and atomic power plant, to form consortia to carry out such works, consideration has been given to the circumstances in which chartered quantity surveyors might be permitted to retain their membership of the Institution while employed with a consortium of this nature, having regard to the Institution's policy relating to employment with builders and contractors. Consideration has also been given to the employment of members by single companies providing an all-in service for the carrying out of building contracts.

The following notes are published for the guidance of chartered quantity surveyors contemplating taking up such employment but it is emphasized that each case must be considered on its individual merits and, therefore, such members should seek advice from the Institution.

Subject to the proviso stated above, there would be no objection to a chartered quantity surveyor being employed professionally on the staff of a consortium, or a company supplying an all-in service, *provided* that the consortium or company are not themselves building and civil engineering contractors. For example, professional employment in the following circumstances would be unlikely to bring a member into conflict with Bye-law 21 (2) :—

(i) mechanical, electrical, chemical and similar engineering firms which have a quantity surveying division employed solely in dealing with their own building works carried out by independent firms of building contractors ;

(ii) firms as in (i) above which have a building division engaged only in carrying out building and civil engineering work for the erection and maintenance of premises for the firms' own use ;

(iii) a company, forming part of a consortium, whose building and civil engineering work is carried out by independent firms of contractors or by another member company of the consortium.

In accordance with the Institution's long-standing rule, employment of chartered quantity surveyors with (a) building or civil engineering contractors ; (b) building or civil engineering contractors forming part of a consortium and (c) mechanical, electrical, chemical or similar engineering firms which carry out building and civil engineering works other than as in (ii) above, will continue to be regarded as inconsistent with membership of the Institution in the terms of Bye-law 21 (2).

As regards a consortium of professional firms, it is in order for a chartered quantity surveyor to act within such a consortium.

The Royal Show

The Royal Agricultural Society of England held its 112th Show at Cambridge on the four days from 5th to 8th July, 1960. High winds and showers no doubt deterred many who might have come, but the attendance figure of 92,225 (as compared with approximately a quarter of a million at Newcastle in 1956) shows that "The Royal" is not as popular as it has been. On the other hand, the 1960 Show viewed as an attempt to present to those concerned with the industry, and to the public at large, the latest developments in British agriculture was quite as successful as any of its predecessors. In particular the R.A.S.E.'s own exhibit showing the uses of slatted floors and the advantages of irrigation was a new venture of note.

The Institution's tent was well-situated next to that of the Country Landowners Association not far from the centre of the showground. It was admirably organised by the Cambs, Hunts, Norfolk and Suffolk Branch—Chairman Mr. John T. Boardman (Fellow)—who acted as stewards; and to it, as a haven of refuge from the gales and as a place for friendship and sustenance, came 260 members and their guests.

The catering was excellent and the flowers arranged by Mrs. Peacock, the wife of Robert M. Peacock (Fellow) were the admiration of all.

On Wednesday, the President and Mrs. J. D. Trustram Eve were hosts at a cocktail party attended by many members and their friends. The Institution's official guests included the Presidents of the Country Landowners Association, the Chartered Land Agents Society and the National Farmers Union, and the Institution was also honoured by the presence of Sir Richard Gooch, Deputy President of the Royal Agricultural Society of England, and Mr. Alec Hobson its Secretary.



The Institution tent at the Royal Show

The Institution is indebted to Mr. E. R. Wheatley-Hubbard, (Fellow), F.I.A.S., for having staged the Institution's exhibit in the forestry section at the Show.

The exhibit was based on a practical question set for candidates in an Institution forestry examination. It consisted of a group of trees representing a section of a wood due for thinning and the question was "which of the trees should be removed and why?" The exhibit was displayed in front of a photographically-produced background which gave a convincing appearance of depth to the wood.

Much of the showground was situated on the farm of Mr. S. W. Pemberton (Fellow) and "The Royal" is to be held on the same site next year.

Cricket and Golf

CRICKET

R.I.C.S. v. R.I.B.A., 27th July, 1960

Royal Institution of Chartered Surveyors 260 for 4 dec. Royal Institute of British Architects 139 for 8. Match drawn. Played at Cheam on 27th July, 1960.

The Surveyors had the opening use of a good pitch and the first wicket fell at 43 in 53 minutes, Eastall having scored 21. At 65, Harrison tried unsuccessfully to sweep Batty and was bowled for a very useful 30. With the last ball before lunch, Deagle was bowled by a very good ball from Gover. After the resumption came the best cricket of the match, Drew and Ridgwell together scoring 132 in exactly one hour. Drew started cautiously scoring 26 singles in his first 50, but the rest of his score included eight fours, and three sixes all in one over off the Architects' skipper Derek Robinson. The last of these was a tremendous straight hit to the right of the bowler, the ball landing on the railway after striking a poplar tree. Drew has played against the Architects three times, his previous scores being 100 in 1956 and 53 in 1957 without once being dismissed. Ridgwell gave him grand support and his undefeated knock of 48 included only seven singles. The declaration came after less than three hours batting.

The Architects had to struggle throughout their innings, the only batsman staying any real length of time being Peter Johnson, who had scored a brilliant 129 not out the previous year, to give his side victory by six wickets. This time he was not so fluent with his strokes, but his 58 (six

boundaries) undoubtedly saved his side from defeat. He was dismissed by a dolly catch at point by Deagle. Robinson and Gover were out to brilliant catches by Drew and Ballard respectively. Strachan, who plays cricket for West Lothian County in Scotland, bowled particularly well without any luck, several early chances not being held. His final analysis was 19 overs, 6 maidens, 28 runs, 1 wicket.

R.I.C.S. INNINGS		R.I.B.A. INNINGS	
Eastall, D. H. b. Spooner	21	Marlow, A. b. Lindsey	4
Harrison, R. G. b. Batty	30	Batty, J. G. c. Eastall b. Strachan	16
Drew, J. not out	111	Johnson, P. c. Deagle b. Lindsey	58
Deagle, D. b. Gover	23	Spooner, W. lbw Ballard	2
Gover, A. b. Gover	9	Nicholls, B. lbw McLagan	9
Ridgwell, R. not out	48	Robinson, D. c. Drew b. Ridgwell	12
McLagan, C. D., Champion, P., Lindsey, B., Strachan, G., and Ballard, B. W. did not bat		Gover, B. c. Ballard b. Champion	4
		Roberts, K., lbw McLagan	10
		Stevens, D. not out	4
		Brown, K. not out	1
		Packe, M. E. did not bat	
Extras	18	Extras	19
Total (for 4 dec.)	260	Total (8 wickets)	139

GOLF

A match between the Chartered Surveyors Golfing Society and the Bar Golfing Society was played at Huntercombe on 18th June, 1960. The match resulted in a win for the Golfing Society by 7 matches to 3, two matches being halved.

A match was played on Wednesday, 13th July, 1960, at Brocton Hall in Staffordshire, between the Midland Section and the North-West Section of the Chartered Surveyors Golfing Society. The Midland Section won by 11½ to 3½.

Personal Announcements

Mr. ERIC W. ASHFORD (Professional Associate) has been made an associate partner in the firm of Messrs. FREDERICK S. SNOW AND PARTNERS as from 1st April, 1960.

Mr. H. C. BOUTTELL (Professional Associate) has set up in private practice at Court Place, St. Peter Port, Guernsey, Channel Islands.

Messrs. CATTELL AND YOUNG have taken into partnership at the firm's Droitwich branch, Mr. W. H. THOMAS (Fellow), F.A.I., who has been manager of the branch since 1948. The style of the firm remains unchanged.

Messrs. JOHN CHURCHMAN AND SONS, chartered surveyors, of South Street, Horsham, and 9, Brighton Road, Crawley, have opened a branch office at 44-46, High Street, Billingshurst, Sussex. (Telephone 316.)

Messrs. DROWER AND SON, chartered quantity surveyors, of 28, Victoria Street, Westminster, London, S.W.1, and Folkestone, have taken into partnership Mr. J. P. C. SMITH (Professional Associate) as from 1st August, 1960. The style of the firm remains unchanged.

Mr. A. T. GEAR (Professional Associate) has set up in practice on his own account at 3, Station Terrace, Shenfield, Essex.

Mr. WALTER GOTT (Professional Associate) has set up in private practice as a chartered quantity surveyor at 23, Thirlmere Avenue, Nocton, Birkenhead, Cheshire.

Mr. DENIS H. HINGSTON (Professional Associate), A.I.A.R.B., has opened his own practice as a chartered quantity surveyor at 28, Parliament Street, Nassau, Bahama Islands, P.O. Box No. 192.

Mr. J. R. HOVENDEN (Fellow), chartered quantity surveyor, of 8, Storey's Gate, Westminster, London, S.W.1, has taken into partnership Mr. J. W. S. CASTLETON (Fellow). Mr. HOVENDEN and Mr. L. NETTEL (Fellow) have dissolved their partnership by mutual consent.

Messrs. R. G. JOHNS and D. A. STEVENS (Professional Associates) have set up in practice as chartered quantity surveyors. The firm will be known as Messrs. JOHNS AND STEVENS and will operate from 3A, London Road, Maidstone (Maidstone 55896).

Messrs. CHARLES F. JONES AND SON, of 6, Warwick Court, London, W.C.1, have, as from 25th July, 1960, opened a new office at 2, Market Street, Rhyl, Flintshire (Rhyl 1576). The style of the firm remains unchanged.

Mr. G. C. LAWS, M.A. (Fellow), F.L.A.S., has taken into partnership the Hon. N. T. A. FIENNES, F.L.A.S. The firm is now known as Messrs. LAWS AND FIENNES, the address being the Estate Office, Westcote Barton, Middle Barton, Oxford.

Mr. R. W. MASLIN (Professional Associate) has been appointed the first Director of the Battle River District Planning Commission at Wetaskiwin, Alberta, Canada.

Mr. DONALD S. MURRAY (Professional Associate) relinquished his partnership with Messrs. EVERSHED, MURRAY AND MCCLURE FISHER in March, 1960, and has taken up an appointment with Messrs. ARMSTRONG AND DUNCAN, chartered quantity surveyors, to manage their branch office at P.O. Box 7310, Mombasa, Kenya.

Mr. D. N. PERRY, T.D. (Professional Associate), A.A.I., has relinquished his post as Deputy County Valuer to the Gloucestershire County Council and has set up in practice at 15, Royal Crescent, Cheltenham. (Cheltenham 53722.)

Following upon the death of Mr. E. L. RANDALL VINING (Fellow), consultant to the firm of Messrs. RANDALL VINING AND SAUNDERS, chartered quantity surveyors, the partners, Mr. T. R. SAUNDERS (Fellow) and Mr. D. A. RANDALL VINING (Professional Associate), will continue the practice at 3, Northernhay Place, Exeter, Devon. The style of the firm remains unchanged.

Mr. G. N. RAWLENCE (Fellow), F.A.I., has retired from the firm of Messrs. RAWLENCE AND SQUAREY of Salisbury, Sherborne, Southampton and Taunton, but will remain as a consultant. The firm have taken into partnership, as from 1st May, 1960, Mr. T. H. WHITE (Fellow), F.A.I., who has for some years been managing their Taunton office. The style and addresses of the firm remain the same. Messrs. COLLINS AND COLLINS AND RAWLENCE, LTD., of Curzon Street, London, W.1, have no connection with Messrs. RAWLENCE AND SQUAREY.

Mr. D. R. SMITH, B.Sc. (EST. MAN.), (Professional Associate), M.A.I., has joined the real estate department of the National Trust Company, 20, King Street East, Toronto, Ontario, Canada, having resigned his appointment with the Sterling Trusts Corporation, Toronto.

Mr. F. W. WILSON (Professional Associate), Q.A.L.A.S., has been made a local partner in the firm of Messrs. JOHN GERMAN AND SON, Estate Office, Ramsbury, Marlborough, Wiltshire.

Mr. DAVID A. WRIGHT (Professional Associate), A.A.I., has been appointed Head of the Department of Estate Management at the Enugu Branch of the Nigerian College of Arts, Science and Technology.

MAYOR OF THE CITY OF NAIROBI

Mr. E. S. WILSON (Fellow) has been elected Mayor of the City of Nairobi, Kenya.

Notes of Meetings

BRANCH MEETING

Middlesex and Urban Essex Junior Branch.—Saturday, 24th September, 1960.—Visit to the works of Concrete Limited to see pre-stressed units being manufactured. Details from Mr. E. G. Outen, 14, Brantwood Gardens, Enfield. (Enfield 0872.)

CAMBRIDGE UNIVERSITY ESTATE MANAGEMENT CLUB

The Annual Dinner of the Cambridge University Estate Management Club was held in the Hall of Gonville and Caius College on Friday, 1st July, 1960. The President,

Mr. N. E. Elliott, M.A. (Professional Associate), F.L.A.S., was in the chair and the principal guest was Sir Mortimer Warren, Kt., who replied to the toast of the guests given by Mr. G. F. Pettit, M.A. (Professional Associate), F.L.A.S.

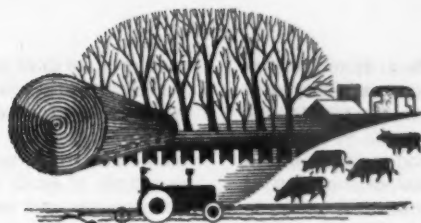
The Annual General Meeting was held on the following day, and the following Officers and new Committee members were elected:—

President: Mr. G. F. Pettit.

Vice-President: Mr. H. R. Stewart.

Honorary Secretary and Treasurer: Mr. O. Stirling Lee.

Committee Members: Messrs. C. H. Eckert, R. Stafford Smith, D. P. Metters, T. Bracewell and C. A. Carter Jonas.



AGRICULTURE AND FORESTRY

Why Invest in Farm Land?

A Paradox of Theory and Practice

By P. P. HARRIS, M.A. (Professional Associate) and VIVIEN F. STEWART, M.A.

The word "investor" is a broad term. It covers a variety of different species from the shrewd speculator, interested in short-term prospects, to the traditional long-term investors—trustees, charities, clergymen and widows.

The professional stock exchange manipulator is vitally interested in predicting the trend of share prices on the market in the immediate future. "Professional investment may be likened to those newspaper competitions in which the competitors have to pick out the six prettiest faces from a hundred photographs, the prize being awarded to the competitor whose choice most nearly corresponds to the average preferences of the competitors as a whole; so that each competitor has to pick not faces which he himself finds prettiest, but those which he thinks likeliest to catch the fancy of the other competitors, all of whom are looking at the problem from the same point of view . . . we devote our intelligences to anticipating what average opinion expects average opinion to be."⁽¹⁾

The "professional investor" in this sense is concerned mainly with interpreting the market and its likely reaction to certain events, a role made possible by a sensitive and responsive market in stocks and shares which faithfully records public reaction to everything from President Eisenhower's handicap to Princess Margaret's wedding. The reactions tend to be irrational and exaggerated, due to our faulty knowledge of the future—and this lays the way open for large and frequent price movements and many opportunities for short-term profits.

The long-term investor fixes his gaze upon more distant horizons, trying to ensure the maintenance and increase of the real value of both capital and income. Judgment is necessarily more complex. There may be instances when present income is discounted in favour of greater benefits which may accrue in the future; but for the most part, income is important.

Investment in agricultural land is practically always a *direct* investment, rather than a share investment in a public company. There is no highly organised market on which to make week-to-week or day-to-day capital gains by reference to quotations, and this places agricultural land on the whole more in the long term category of investment than among the short run prophets of Throgmorton Street. It is important

to apply the same critical analysis of future performances of an investment in farm land although the information required is less readily available. In which direction should one turn for this vital background? Great numbers of books and pamphlets are produced annually explaining the principles of investment, expounding facts and forecasting the future, but what is the performance of investment in agricultural land? Few investment consultants or guides attempt to hit this particular nail on the head. It was commonly accepted in recent years that the average net return on let farm land was around 1 per cent.; while equities might average six times, and gilt-edged five times that figure. At the same time capital values of let farms were high, with an annual rate of increase which compared most favourably with equities. Is there then a class of investors, for whom money income is irrelevant so long as real capital is preserved and increased?

This is the paradox—buoyant demand in the capital market without a reasonable return on the invested capital or on the face of it quick capital gains. In view of this,

TABLE I
INDEX OF CHANGE IN CAPITAL VALUES OF AGRICULTURAL
LAND, EQUITY SHARES AND 2½ PER CENT. CONSOLS, 1938–1958

Year	INDEX OF CHANGE IN CAPITAL VALUE, 1938 = 100			
	Agricultural Land without Possession(2)	Equity Shares(3)	2½ per cent. Consols(3)	Cost of Living(3)
1938	100	100	100	100
1940	100	82	99	119
1942	132	102	112	139
1944	153	134	108	146
1946	163	152	130	154
1948	226	145	105	175
1950	205	134	96	185
1952	200	128	80	221
1954	216	183	90	232
1956	242	197	71	254
1958	284	217	66	267

investment in agricultural land is clearly a more complex matter than can be explained simply by normal investment standards; external legislative, social, personal and economic factors are highly influential.

The buoyant demand for agricultural land as an investment is illustrated and confirmed by historical examination of price movements over the 20 years from 1938 onwards. Table 1 shows the robust growth in the capital value of let farm land, keeping astride the "cost of living" index. Selling at an average figure of £19 an acre in 1938, let farm land had risen to £54 in 1958, an increase of 184 per cent. This exceeds the 117 per cent. increase in the value of the sample of representative equity shares and contrasts strongly with the disastrous fall in value of 2½ per cent. Consols. Since 1938 the movement in equity share prices has shown every sign of catching up and ultimately outpacing that in agricultural land prices. This is not, of course, an unexpected trend in a prolonged period of peace and prosperity; the true significance is in the strong upward flight of both price indices.

Examination of agricultural land as an investment is bedevilled by lack of regular information of average rental income. Rays of light pierce the fog in years when rent surveys were carried out. Table 2 is based on surveys made by the Country Landowners Association; for the years 1938, 1946, 1947, 1949, 1950, 1951⁽⁴⁾ and a later survey covering the years 1956, 1957 and 1958.⁽⁵⁾

TABLE 2
GROSS AND NET RENT WITH OUTGOINGS AS A PERCENTAGE
OF GROSS RENT, 1938-1958

Year of Survey	Rent per Acre		Outgoings as percentage of Gross Rent
	Gross	Net	
	£	£	Per cent.
1938	1.27	.678	44
1946	1.38	.580	55
1947	1.41	.470	65
1949	1.47	.384	76
1950	1.57	.305	80
1951	1.65	.308	80
1956	1.74	.381	78
1957	1.86	.481	74
1958	1.92	.521	73

Gross rents rose from £1.27 to £1.92 between 1938 and 1958; a rise well covered by national farming profits, which increased by over 500 per cent. in the same period. What was virtually a rent standstill during the Second World War followed within three years by legislation giving security of tenure to tenants and providing for recourse to arbitration on rent disputes, applied a brake to rental levels which has only recently been removed.

Rent increases which did take place were engulfed by the rapidly rising tide of maintenance and improvement costs, as the comparison with net rents shows. In the Country Landowners Association surveys current outgoings, that is maintenance, repairs, insurance, management and statutory charges, rose from £.526 an acre in 1936 to £1.051 in 1951. This takes no account of depreciation of buildings and other fixed capital. Add to these current outgoings depreciation based on a cumulative allowance of 5 per cent. of annual improvement expenditure, and total outgoings swallow 44 per cent. of gross rent in 1938, and an average of 79 per

cent. over the three years 1949-1951.

Difficulty arises in estimating the percentage of gross rent which is outgoings after 1951 since the later survey does not include outgoings. One highly influential factor can be pin-pointed from national statistics—building costs. Over two-thirds of estate outgoings are accounted for by repairs, maintenance and new building. The rising costs of all agricultural building and maintenance work is reflected in the rapid upward spiral of national building costs which rose yearly by 9 per cent. between 1949 and 1952.⁽⁶⁾ This clearly was a major influence on the persistently high proportion of rent swallowed up by repairs and improvements during this period. After 1951 the annual rate of increase in building costs levelled off to 2 per cent. Assuming that annual total expenditure on repairs and improvement after 1951 remains steady at the 1951 level the average gross rent increase over this period more than compensates for the increased cost of repairs. The remaining third of outgoings is likely to be more stable. While management and insurance costs show a slight annual increase, land tax and tithe are fixed or falling due to the process of redemption. On the assumption that no major change in the amount of these outgoings has occurred since 1951, the percentage of *all* outgoings to gross rent in 1958 falls to 73 per cent.

These figures are not contradicted by subsequent evidence although like all averages they are suspect of concealing important exceptions. A survey⁽⁷⁾ of estate incomes in 1954 shows outgoings of 72 per cent. of gross rent. A large well-managed charity estate reduced the proportion to 68 per cent. in recent years yet has a much higher improvement outlay than average. Variation between estates may be found rather in the apportionment of outgoings between maintenance work and improvement expenditure, than in the total amount of outgoings. It seems reasonable to accept the figures of Table 2 as a broad guide to the average percentage of gross rent earmarked for outgoings over the last few years.

Net rent movements fall into three phases. First, the war and immediate post-war period which shows a slight rise in rents after the stagnation of the war years, coupled with low expenditure on outgoings at a time when men and materials were at a premium. In the second phase from 1947 to 1951, building costs rise steeply and arrears of repairs and improvements are made good at increasing cost, resulting in the lowest net rents. After 1951, as building costs even out and general rent increases become more prevalent, there is a rise in net rents which will almost certainly prove the beginning of a new phase in the fortunes of the investor in agricultural land.

As a result of low net rents, the yield on capital invested in tenanted agricultural land has been, by normal standards, low. Table 3 compares agricultural land with the sample of equity shares, and 2½ per cent. Consols.

Only in 1938 can agricultural land show a yield comparing favourably with 2½ per cent. Consols and over half the yield on equities. In the later "boom" years of 1956 onwards the average agricultural return was no higher than 14 per cent. of the return on equities, and 20 per cent. of the return on Consols. Historical examination proves the paradox that tenanted agricultural land pays poor cash dividends. But, having said this, there are certain other redeeming features of importance.

First the figures quoted relate to *all* let agricultural land in England and Wales, and an investor is likely to choose above-average land. Unpublished surveys would seem to indicate that yields of more than double the average figures were being earned on the best trust land in the period under

TABLE 3
NET RETURN ON CAPITAL INVESTED IN AGRICULTURAL LAND,
EQUITIES AND 2½ PER CENT. CONSOLS, 1938-1958

Year	NET YIELD ON CAPITAL		
	Tenanted Farm Land	Equities	2½ per cent. Consols
	Per cent.	Per cent.	Per cent.
1938	3.6	6.2	3.3
1946	1.9	4.0	2.6
1947	1.4	4.6	2.8
1949	1.0	5.7	3.3
1950	0.8	5.85	3.5
1951	0.7	5.6	3.8
1956	0.8	7.0	4.7
1957	1.0	6.9	5.0
1958	1.0	7.1	5.0

examination, an improvement entirely due to higher gross rents. Indications that yield will improve in the future are also apparent; the effect of the Agriculture Act, 1958, is to release rents from their long bondage, allowing them to move in response to the normal forces of the market. There is no doubt that the next few years will see a strong upward trend in the net return from tenanted farm land. Last, statutory and personal influences. These range from substantial income tax and estate duty advantages to the

satisfaction of the desires of the "status-seekers," and there is no doubt that this is the core of the paradox. For the individual investor, an agricultural estate yields far more than can be shown by a comparison of the rent roll with estate outgoings.

But this is not to say that this situation is healthy for the future. Over half the farms in the country are let to tenants and there is still, and will always be, a substantial need for fresh capital. At present, very little of this fresh capital comes from estate income. Most would appear to come from realisation of investments, timber or sale of land.⁽⁹⁾ Only a limited number of landowners are prepared to sink capital virtually unrewarded in tenanted agricultural land in order to enjoy the personal benefits that stem from ownership. Fresh sources of capital are urgently required by British agriculture for ownership and investment but it is not likely to be attracted in sufficient quantity from individuals or institutional investors unless a much healthier yield can be shown. Institutional investors in particular are a new well to be tapped, but unless the free market can assert itself and influence the general tone of rents, drilling operations will be abortive.

REFERENCES

- (1) "General Theory of Employment, Interest and Money." J. M. Keynes.
- (2) "Farm Rents and Tenure." J. T. Ward.
- (3) London and Cambridge Economic Service.
- (4) "The Rent of Agricultural Land." Country Landowners Association.
- (5) "Farm Rents." D. R. Denman and V. F. Stewart.
- (6) Price index of the output of the building and civil engineering trades, Annual Abstract of Statistics.
- (7) "Estate Incomes." Department of Estate Management, Cambridge University.
- (8) "Estate Capital." D. R. Denman.

Agriculture Announcements and Publications

CONFERENCE ON RURAL ESTATE MANAGEMENT

A one-day conference on Rural Estate Management has been arranged by the Country Landowners Association and the Agricultural Land Service of the Eastern Region, for the 19th October, 1960, in the Debating Chamber of the University Union Society, Cambridge.

Lt.-Col. R. B. Verdin, O.B.E., T.D., D.L., J.P., President of the Country Landowners Association and Mr. D. R. Denman, M.A., PH.D. (Fellow), of the Department of Estate Management, Cambridge University, will speak on estate and farm finance. Mr. Raymond Caudwell of Lincolnshire will speak on specialised farm buildings. The chair will be taken by the Rt. Hon. Lord de Ramsey.

FARM RENTS

The Ministry of Agriculture estimate that rents were increased on about 20 per cent. of tenanted farms in England and Wales during 1959. Taking as a base the estimate made by Cambridge University that the average level of rents in 1957 was just under £2 per acre, the average increase on those farms whose rents were changed during 1959 would represent about 16s. 0d. per acre. (Written answer, House of Commons, 14th July, 1960.)

The latest available information shows that the average level of farm rents in England and Wales in the year ended Michaelmas, 1959, was some 8 per cent. higher than in the previous year. (Oral Answer, House of Commons, 7th July, 1960.)

STATUTORY INSTRUMENTS

The Fertilisers (United Kingdom) Scheme, 1960 (S.I. 1960, No. 1117, 4d. net). The Agriculture (Fertilisers) Act, 1952, provides that schemes may be made for the payment of contributions in respect of fertilisers applied to agricultural land. This new scheme, made by the Minister of Agriculture, Fisheries and Food and the Secretary of State for Scotland, with the approval of the Treasury, relates to the United Kingdom. It provides for contributions to be paid to occupiers of agricultural land in respect of nitrogenous and phosphatic fertilisers delivered during the period beginning on 1st July, 1960, and ending on 30th June, 1961. This scheme succeeds the Fertilisers (United Kingdom) Scheme, 1959, which relates to the year ending on 30th June, 1960.

The Fertilisers and Feeding Stuffs Regulations, 1960 (S.I. 1960, No. 1165, 2s. 6d. net) consolidate, with amendments, the Regulations made in 1955 and 1956 under the Fertilisers and Feeding Stuffs Act, 1926.

The principal changes comprise the revision of the methods of analysis of fertilisers and feeding stuffs and alterations in the forms of certificate of analysis.

The Agriculture (Threshers and Balers) Regulations (S.I. 1960, No. 1199, 6d. net) are made under section 1 of the Agriculture (Safety, Health and Welfare Provisions) Act, 1956. The regulations provide for the protection of workers employed in agriculture against risks of bodily injury while working at stationary threshers and balers.

The regulations, which apply to Great Britain, come into operation on the 1st August, 1961.

The Agricultural Goods and Services Scheme (England and Wales) (Amendment) Order, 1960 (S.I. 1960, No. 1238, 3d. net) varies the Agricultural Goods and Services Scheme (England and Wales) Order, 1956, which embodied a Scheme authorising the Minister of Agriculture, Fisheries and Food to supply certain goods and services to persons managing or farming agricultural land, by substituting 30th September, 1961, for 30th September, 1960, and thereby extends to 30th September, 1961, the period during which goods may be supplied under the Scheme.

The Ploughing Grants Scheme, 1960 (S.I. 1960, No. 924, 3d. net) which is the tenth scheme to be made under the Agriculture (Ploughing Grants) Act, 1952, provides for the making of grants by the Minister of Agriculture, Fisheries and Food at two different rates in respect of land ploughed up from grass, where after ploughing the operations described in the scheme are carried out.

Except for the advancing by one year of all qualifying dates, other than the date (1st June, 1946) since when land must have been down to grass in order to attract the higher rate of grant, the terms of the scheme are in all material respects identical with the corresponding scheme made last year (*The Ploughing Grants Scheme, 1959* (S.I. 1959, No. 964).

A corresponding scheme has been made for Scotland (S.I. 1960, No. 936, 3d. net).

INTEREST ON AGRICULTURAL LOANS

The Scottish Agricultural Securities Corporation, Limited, have intimated that as from 23rd June, 1960, and until further notice, the basic rate of interest chargeable on all new advances will be 6 per cent. per annum. Loans already granted or authorised are not affected.

FORESTRY COMMISSION LAND

There was an error in the percentage figures of the plantable land acquired by the Forestry Commission during 1959-60 given on page 43 of the July, 1960, issue of *The Chartered Surveyor*. The figures should read 70 per cent. bare agricultural land, 28 per cent. former woodland and 2 per cent. existing woods.

POCKET GUIDE TO GRANTS AND SUBSIDIES

The Department of Agriculture and Fisheries for Scotland have just issued a revised edition of the small reference card entitled "For Your Information," which gives details of the various grants, subsidies and other measures of assistance available to farmers. Free copies of the card are obtainable from the Department at any of their area offices or at St. Andrews House, Edinburgh, 1.

BOVINE TUBERCULOSIS

The upper limit of £100 compensation for animals slaughtered under the tuberculosis eradication scheme is to be raised to £120 in October, 1960, when the whole country is due to become attested. This was announced by the Parliamentary Secretary to the Ministry of Agriculture in the course of an adjournment debate in the House of Commons on 1st June, 1960. It was also announced that full compensation, with no upper limit, will be paid where apparently healthy animals are slaughtered because they have been in contact with the disease.

AGRICULTURAL LAND

NET DECREASES IN THE AGRICULTURAL AREA OF ENGLAND AND WALES

The table below, given in a written answer in the House of Commons on 11th July, 1960, shows the net decreases in the agricultural area of England and Wales from 1939-1959. The estimates exclude land which has been converted to allotments, woodlands and forestry development. Over the twenty years to 1958-1959, the area transferred to these latter uses totalled 419,000 acres.

Year	Building and General Constructional Development	Sports Grounds	Miscellaneous*	Total
	Acres	Acres	Acres	Acres
War Years :				
1939/40-1941/42 ...	41,000	+ 26,600	387,400	401,800
1942/43-1944/45 ...	50,100	+ 400	221,600	271,300
Total ...	91,100	+ 27,000	609,000	673,100
Average per year ...	15,200	+ 4,500	101,500	112,200
Post-war Years :				
1945/46-1947/48 ...	108,100	26,000	+ 149,300	+ 15,200
1948/49-1950/51 ...	84,300	24,700	+ 39,800	69,200
1951/52-1953/54 ...	98,500	10,100	+ 17,100	91,500
1954/55-1956/57 ...	106,900	9,200	+ 10,000	106,100
1957/58 ...	27,800	2,500	+ 5,200	25,100
1958/59 ...	34,300	2,400	+ 1,600	35,100
Total ...	459,900	74,900	+ 223,000(a)	311,800
Average per year ...	32,800	5,400	+ 15,900	22,300

* The expression "miscellaneous" used in Cmd. 6378 (Report of the Committee on Land Utilisation in Rural Areas) refers mainly to certain Government Departments, Service and Civil, but excluding the Forestry Commission.

Plus figures indicate net recoveries.

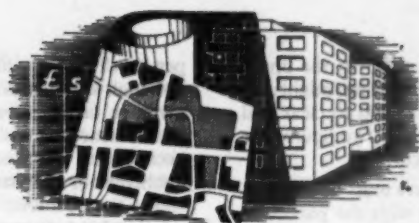
(a) In the post-war period (1945/46-1958/59) the information derived from the agricultural returns recorded increases of 387,500 acres as being recovered from Government Departments, and decreases of 174,500 acres as being transferred to Government Departments.

NET DECREASES IN CROPS AND GRASS AREA OF SCOTLAND

The figures given below, which show the net decreases in the area of crops and grass in Scotland from 1951-1959 (written answer, 12th July, 1960) are based on information provided voluntarily by farmers in connection with their agricultural returns and relate only to changes affecting crops and grass acreages and exclude land converted into forestry and allotments.

Year	Building and Development	Sports- grounds	Miscel- laneous	Total
	Acres	Acres	Acres	Acres
1951/52-1953/54 ...	9,700	1,400	3,700	14,800
1954/55-1956/57 ...	9,300	1,000	3,900	14,200
1957/58-1958/59 ...	7,100	1,500	2,300	10,900
	26,100	3,900	9,900	39,900(a)
Average per year ...	3,300	500	1,200	5,000

(a) Between 1951-52 and 1958-59, 3,700 acres of crops and grass were described as being recovered for farming from Government Departments while 1,800 acres were transferred to Government Departments.



VALUATION · HOUSING · PLANNING

Net Density, Cost and Value in Public Authority Dwellings

By NATHANIEL LICHFIELD, B.Sc., Ph.D. (Fellow), M.T.P.I., A.M.I.Mun.E.

This paper has been prepared at the invitation of the Cost Research Panel.

1. SCOPE OF THE PAPER

In 1952 the publication of *Density of Residential Areas* ⁽¹⁾ clarified our thoughts on the subject of residential density and opened up aspects for further study. One such aspect was the relationship between net residential density and cost of development. Since then, new data has been published on the construction and maintenance costs of blocks of flats of different heights.⁽²⁾ It is therefore now possible to examine this relationship with greater care. That is the object of this paper. It is confined to public authority dwellings, for it is only on these that we have adequate data.

Little has been written about the relation between net residential density and value. The opportunity is also taken of introducing this side of the subject, again in respect of public authority dwellings only.

It must be emphasised that the relationships that are brought out depend upon the data used. Any significant change in the data, for example in the relative cost of building at different storey heights, interest rates or rental values, might introduce a significant change at certain points in the relationship. Further studies are needed to see what differences are introduced by changes in the data.

The views expressed are the author's and not necessarily those of his Department.

2. DEFINITIONS

Net Density

The accepted definition of net residential density is used here: the number of dwelling units per acre of net residential area. The extent of this area has an accepted definition: the land covered by curtilages of dwellings, small public or private open spaces and residential streets.⁽³⁾ But there is less uniformity on the kind of dwelling unit adopted: dwellings, habitable rooms, or persons likely to occupy the accommodation, have all been used. This paper employs throughout a new unit: the number of persons for whom the dwellings are designed, which is equal to the number of bedspaces provided. "Persons" is used in this sense throughout although "design persons" would be more accurate. The adoption of this unit is justified in Appendix 1.

Cost

The cost of a housing scheme includes both initial (capital) and continuing (annual) costs. The former comprise the initial cost of acquiring and clearing the land and of carrying out works (buildings, roads, sewers). The latter comprise the cost of repairs, maintenance, services and management of the buildings and curtilage, the "running costs." In the typical case the initial works are met out of loan which is repaid with interest over 60 years, a period taken to be the expected life of the buildings. The average annual equivalent of the initial cost can be regarded as the average annual loan charges on the initial capital cost over 60 years. (In this paper an annuity at 5 per cent. has been taken: a multiplier of 0.05283.⁽⁴⁾) If to this is added the expected average annual running costs, the average annual "operating costs" of the scheme is forecast. Throughout the paper, provincial costs ruling about 1957-8 are taken; and only average costs considered.

Some part of the initial and running costs of a housing scheme is not met out of rents, and will for this reason be excluded from the analysis. Within this category are the initial and running cost of those utilities (water, gas, electricity and telephone) which are met out of direct supply charges to the consumers; and also the running cost of clearing and maintaining streets, cleansing sewers, emptying gullies, etc., which are met out of general rates.

Value

Local authority housing is rarely valued on a capital basis. Its value on an annual basis can be expressed by annual rental value. Rents exclusive of rates are expected to cover operating costs, with the help of housing subsidies to meet any deficiency; they are therefore here called "operating rents." Rents which are net of all relevant running costs are here called "net rents."

3. DENSITY AND COST

1. *Land and its clearance to density*

The initial cost either of land or its clearance will vary from site to site. At the lower extreme, open land might be bought for £1,000 per acre on the outskirts of a provincial town and

costs almost nothing to clear of hedges, etc.; at the upper extreme, built-up land covered by obsolete buildings might cost £35,000 per acre to acquire and perhaps £5,000 to clear and level, a total of £40,000. In this analysis these two figures are examined; but costs outside them do occur.

Graph 1 shows the position. Cost per acre must be constant at all densities, the level of cost varying with the particular site in question. Cost per person, however, falls as density increases, sharply to begin with and then much more gradually. The fall is much more severe, obviously, with the higher cost than the lower cost land.

2. Site works (streets, sewers and planting) to density

Initial cost per acre of site works will vary from site to site according to shape, contours, levels in relation to sewer outfall, etc. On a given site with a given density, the cost per acre will also vary according to the kind of layout (conventional streets, footpath access, Radburn type). This was shown in a study of four kinds of layout at a uniform density (61-64 habitable rooms per acre) on a particular site.^(b) This study took account only of initial costs. It was later pointed out that these relative costs would differ if running costs were also taken into account.^(c) And, furthermore, with a given site, kind of layout and density, costs per acre will also vary with the degree of economy introduced by the designer, the test being site costs per dwelling unit.

But assuming an optimum layout (that is, maximum economy in any given kind of layout), the site costs per acre will vary according to density. A layout at low density will require a different amount of road and sewers per acre and

per dwelling unit than a layout at a higher density. But although vast quantities of money are spent on estate development, so far we have few facts about this relationship.⁽⁷⁾ In their absence, we will take a constant figure of £2,500 per acre; because site works constitute a small part of the total cost of a scheme our analysis will not be thereby prejudiced. Graph 1 shows the position. Assuming a constant cost per acre, the relationship between cost of site works and density is exactly the same as between land cost and density. It would be different if cost per acre in fact varies significantly with density.

3. Buildings to density

The relationship of density and cost of building is complex and it is necessary to spend preliminary time in its examination.

(a) *Initial Cost.* At densities not exceeding about 15 dwellings or 60 habitable rooms per acre (the actual figures depending on the layout assumptions made) it is possible to provide all dwellings in two-storey buildings. But where these densities are exceeded, it is necessary to provide some dwellings in higher buildings. This affects average cost of building per unit. Graph 2A shows the position, using figures adapted from Tables 7 to 11 of "Flats and Houses 1958," as shown in Table A. The shape of the curve is influenced at critical points by the assumptions in Note 1 of the table, which may not hold good in particular schemes. The cost per person rises with height of building for any size of dwelling, whether it be in houses, flats or maisonettes. In flats, the rate of increase is steepest between 3 and 4 storeys, flatter between 4 and 9 and hardly appreciable between 9 and 12. In maisonettes, the rate increases more uniformly

TABLE A
INITIAL COST (CAPITAL) OF BUILDINGS PER DWELLING

Dwelling Type	Size (square feet)	Number of Storeys										
		2	3	4	5	6	7	8	9	10	11	12
Houses												
2B4P	770	1,280										
3B4P	810	1,330										
3B5P	880	1,400										
3B6P	1,000/1,100	1,540	1,700									
4B7P	1,100/1,240	1,650	1,850									
Flats												
BS1P	310		987	1,238	1,211	1,305	1,362	1,392	1,408	1,417	1,422	1,423
1B2P	310		1,227	1,509	1,552	1,620	1,695	1,734	1,760	1,772	1,783	1,788
2B4P	680		1,446	1,758	1,810	1,897	1,996	2,043	2,079	2,095	2,105	2,110
3B4P	720		1,496	1,813	1,870	1,962	2,061	2,108	2,144	2,165	2,180	2,185
3B5P	790		1,585	1,915	1,975	2,077	2,187	2,239	2,273	2,293	2,310	2,318
3B6P	910		1,745	2,089	2,153	2,270	2,391	2,448	2,487	2,513	2,533	2,542
Maisonettes												
2B4P	200			1,455		1,747		1,935		2,089		2,011
3B5P	720			1,480		1,770		1,970		2,129		2,051
3B5P	810			1,650		1,943		2,162		2,209		2,234
3B6P	960			1,812		2,183		2,420		2,481		2,511

Source: "Flats and Houses, 1958," adapted from Tables 7-11.

Notes: (1) Cost of access and lifts (tables 10 and 11) allocated per flat to same rules as follows:—

(a) Proportion of Balcony Access and staircases assumed 1 : 1.

(b) Staircase access: 1 access and lift to 2 flats per floor.

Balcony access: 1 access and lift to following No. of flats per floor:—

300B flats—9 per floor

400A flats—8 per floor.

300A flats—7 per floor

600A flats—6 per floor

700A flats—5 per floor.

800A flats—4½ per floor.

900B flats—4 per floor.

between 4 and 10 storeys and then flattens off.

Graph 2A also shows the comparable figures produced by the Cost Research Panel of the Institution for flats of three different sizes.⁽⁹⁾ The shape of the curves are similar to those in "Flats and Houses 1958" except at 4 storeys. This difference arises from different assumptions about access and from the translation of the Panel's figures (which originally were shown as percentages) into money terms.

Graph 2A shows how the cost per person varies considerably with size of dwelling. This is brought out also in Graph 2B. The cost per person in a 1-person bed-sitting-room dwelling is some 350 per cent. of the cost per person in a 3-bed 6-person dwelling. It follows that cost in relation to height of buildings is meaningless unless a particular dwelling size, or range of sizes, is assumed.

(b) *Running costs.* There must be a vast amount of data in local authority offices on the running costs of local authority dwellings. But, certain publications notwithstanding, it has not been analysed in relation to height of block and size of dwelling as completely as has initial costs. The most comprehensive statement has been produced by Stone, summarising data from various sources. This relates entirely to 5-person dwellings of 910 square feet. It has been adjusted, for this analysis, for dwellings of different sizes, in Table B.⁽⁹⁾

TABLE B
ANNUAL COST OF MAINTENANCE, REPAIR, LIFTS, SERVICES AND MANAGEMENT
—PER DWELLING

Dwelling Type	Dwelling	Size feet square	2	3	2-4	5-8	9+
Houses	2B4P	770	24.0				
	3B4P	810	24.0				
	3B5P	880	26.0				
	3B6P	1000/1100	27.0	30.0			
	4B7P	1100/1210	30.0	33.0			
Flats	BSR1P	310			18.0	30.0	30.0
	1B2P	510			21.0	33.0	24.0
	2B4P	680			25.0	37.0	38.0
	3B4P	720			26.0	38.0	39.0
	3B5P	790			28.0	40.0	41.0
Maisonette	3B6P	910			30.0	42.0	43.0
	2B4P	700			25.0	38.0	38.0
	3B4P	720			26.0	38.0	38.0
	3B5P	810			28.0	40.0	41.0
	3B6P	960			31.0	44.0	45.0

Source: See Reference No. 9.

Notes: The tables in P.A. Stone relate to 5-person dwellings of 910 square feet. They have been adapted by assuming that certain items will vary with the size of dwellings and the remainder will not. The former comprise internal and external painting and decoration. The latter comprise lifts, external services, lighting, porters, rent collection and management.

Graphs 3A and 3B illustrate Table B on lines comparable to Graphs 2A and 2B. The general relation is much the same as for initial costs, if the greater crudity of the data is borne in mind. The important thing is that the curves in Graphs 2 and 3 are complementary and not antagonistic; both vary in much the same way.

(c) *Initial and running costs combined (Operating Costs).* Graph 4 combines, on the lines of Graphs 2 and 3, the initial and running costs of buildings per person (operating costs). This reinforces what has just been said about the similarity of the relationship of Graphs 3 and 4. Curves in all three graphs are similar in shape.

The figures enable us to illustrate another point: the proportion of operating cost which falls to initial or

TABLE C
INITIAL COST (ANNUAL) OF DWELLINGS AS PERCENTAGE OF TOTAL
OPERATING COSTS

	H2	H3	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12
Houses—												
2B4P	74											
3B4P	74											
3B4P	74											
3B6P	75	75										
4B7P	75	72										
Flats—												
BSR1P			74	78	68	69	70	71	71	71	71	71
1B2P			74	78	70	71	72	73	73	73	73	73
2B4P			75	79	72	73	74	74	74	74	75	75
3B4P			75	79	72	73	74	74	74	74	74	75
3B5P			75	79	72	73	75	75	75	75	75	75
3B6P			75	79	73	74	75	75	75	75	75	75
Maisonettes—												
2B4P				79		71		73		74		73
3B4P				75		71		73		74		74
3B5P				75		72		74		78		78
3B6P				76		72		75		75		75

running cost. Table C shows these. Despite the relative crudity of the running costs data, there is a surprising consistency, most schemes having between 70 and 80 per cent., with a mode around 75, falling to initial cost. These percentages would vary if a different rate of interest were used for annual equivalent of initial cost; but they would still be constant. ||

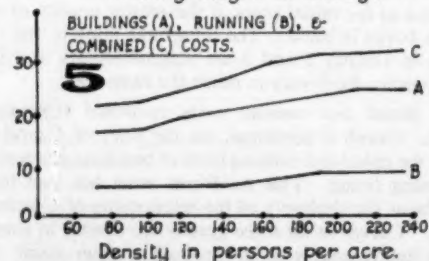
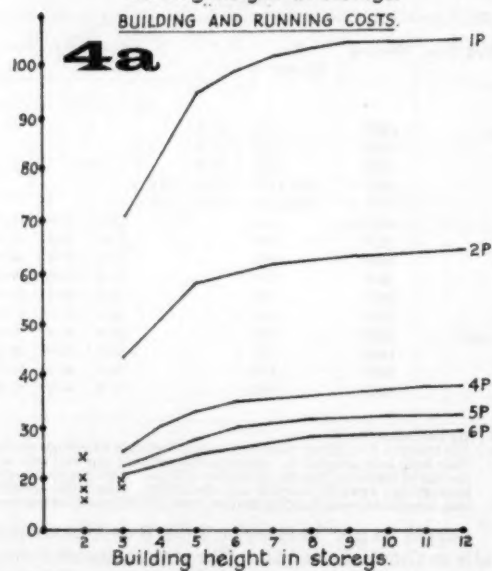
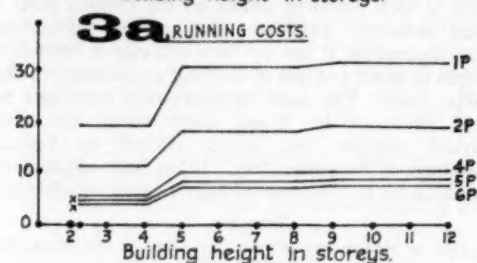
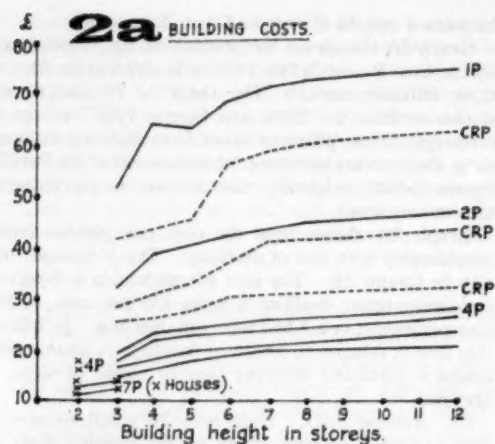
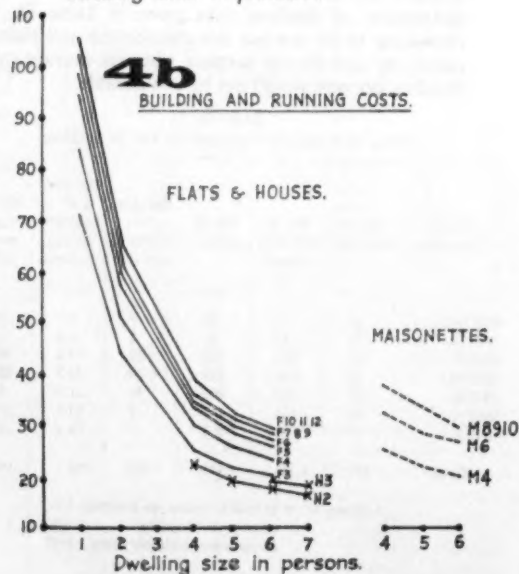
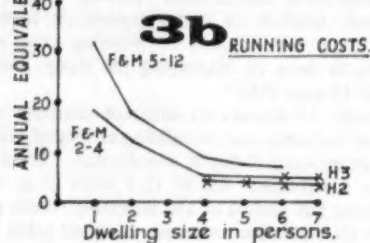
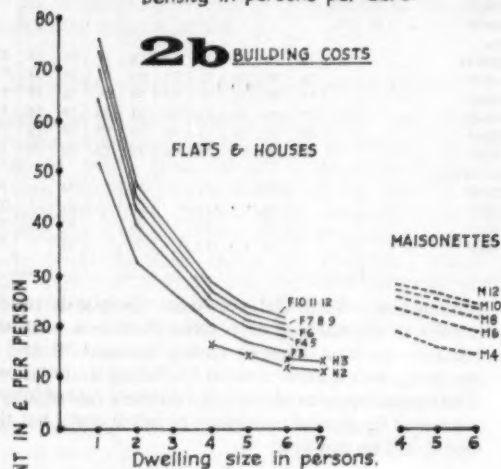
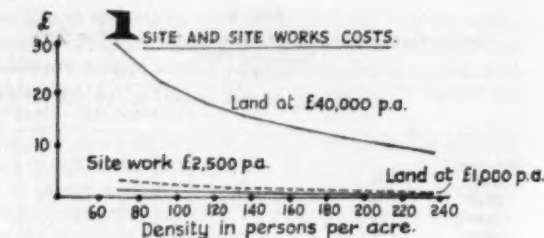
(d) *Operating costs and density.* Having completed the preliminary analysis of building costs, it is now possible to study the relation of building cost and density. This is done by developing the study started in "Flats and Houses 1958."

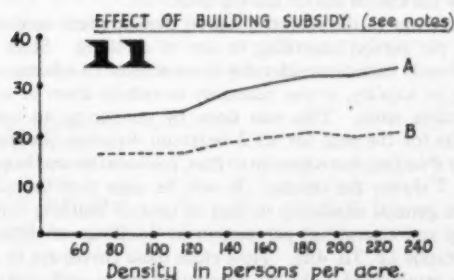
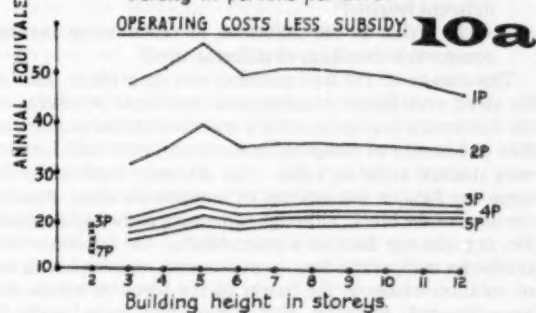
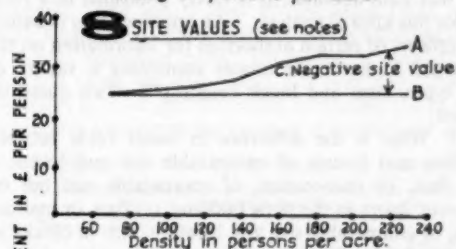
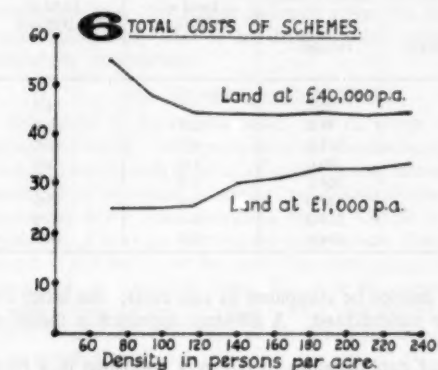
In that book 18 layouts at different densities are illustrated and the initial cost of building estimated, using Tables 7-11 from which Table A was devised. Eight of these are for a particular site of 12.3 acres (2 at 100 habitable rooms per acre, 4 at 140 habitable rooms per acre and 2 at 160 habitable rooms per acre), all using the distribution of dwelling sizes given in Table D. The remaining 10 do not use this distribution and therefore cannot be used for our purpose, since the average cost of building per unit would not be comparable.

TABLE D
RANGE OF DWELLING SIZES USED IN THE 29 LAYOUTS

Size of dwelling	No. of dwellings	No. of habitable rooms	No. of persons	Per cent. of dwellings in total	Per cent. of habitable rooms in total	Per cent. of persons in total
BSR1P h.r.	16	16	16	5	1.3	1.1
1B2P h.r.	16	32	32	5	2.6	2.2
2B4P h.r.	65	195	260	20	15.8	18.0
3B4P h.r.	82	328	328	25	26.7	22.8
3B5P h.r.	98	392	490	30	31.9	33.9
3B6P h.r.	26	130	156	8	10.5	10.8
4B7P h.r.	23	138	161	7	11.2	11.2
Total	326	1,231	1,443	100	100	100
Average No. of habitable rooms per dwelling 3.8						
" " persons per dwelling 4.4						
" " persons per habitable room 1.17						

Source: Adapted from "Flats and Houses, 1958," Appendix A



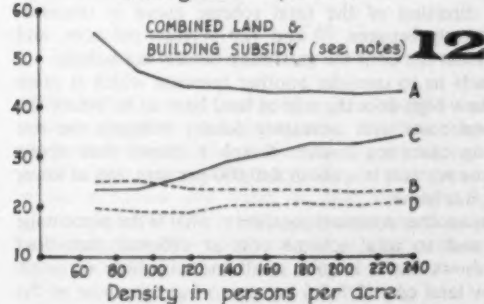
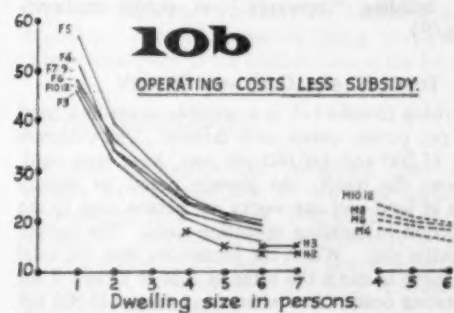
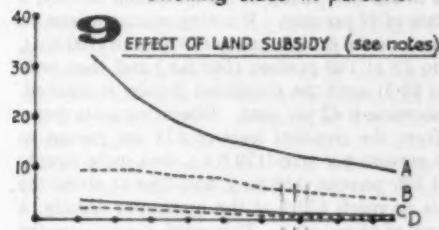
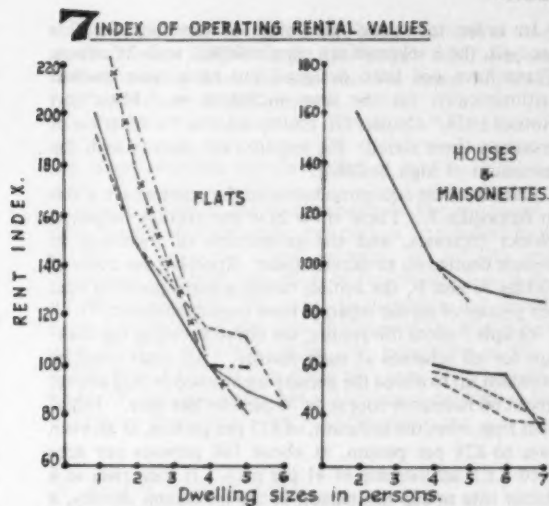


Notes on the Diagrams

All diagrams except diagram 7 (index), show costs plotted against "Annual equivalent in pounds per person." (See text.)

Diagram Eight: Line A represents sum of annual equivalent of site works and operating costs of buildings. Line B represents operating rents if equal to A at 60 h.r. per acre.

Diagram Nine: Line A represents site at £40,000 per acre plus site works. Line B represents A less land subsidy. Line C



represents site at £2,000 per acre plus site works. Line D represents C less land subsidy; also site at £1000 per acre.

Diagram Eleven: Line A represents total operating costs of dwellings. Line B represents A less building subsidy.

Diagram Twelve: Line A represents total cost of schemes with site at £40,000 per acre. Line B represents A less all subsidies. Line C represents total cost of schemes with site at £1,000 per acre. Line D represents C less all subsidies.

In order to extend the range of densities for this analysis, the 8 schemes are supplemented with 21 others. These have not been designed but have been derived arithmetically, on the lines indicated in "Flats and Houses 1958," chapter III, and to achieve the criterion of economy there stated: the required net density with the minimum of high building.

Details of the accommodation in the schemes are given in Appendix 2. These show how the average height of blocks increases, and the proportion of dwellings in houses decreases, as density rises. Applying the costs of Tables A and B, the initial, running and operating cost per person of all the schemes have been calculated.⁽¹⁰⁾

Graph 5 plots the results, the curve showing the average for all schemes at each density. All costs must be constant up to about the density mentioned in 3(a) above: about 60 habitable rooms or 70 persons per acre. Initial cost rises from the constant, of £17 per person, at an even rate to £24 per person, at about 190 persons per acre (160 h.r.), an increase of 41 per cent. It then rises at a flatter rate to £25 per person at the maximum density, a total increase of 47 per cent. Running costs continue on the constant level (£6 per person) to 120 persons (100 h.r.), then rise to £8 at 160 persons (140 h.r.) and then only slightly (to £8.5) until the maximum density is reached. The total increase is 42 per cent. Operating costs therefore rise from the constant level of £23 per person to £27 at 140 persons per acre (120 h.r.), then more steeply to £31.5 at 180 persons (155 h.r.), and then at about the former rate to reach £33.5 at the maximum density, a total increase of 45 per cent. This graph summarizes the cost of building "upwards" in public authority dwellings.⁽¹¹⁾

4. TOTAL SCHEME COST AND DENSITY

By summarising Graphs 1-5, it is possible to see how total scheme cost per person varies with density. The extremes of land cost, £1,000 and £40,000 per acre, have been used. Graph 6 shows the result. As already noted, as density rises the cost of land and site works per person runs in the opposite direction to building operating costs. The former fall and the latter rise. Where the former are low, the total scheme cost curve is much the same as that in Graph 5 for building operating costs. But where land costs £40,000 per acre the direction of the total scheme curve is reversed. It falls sharply between 70 and 120 persons per acre, and then is almost flat until the maximum density is reached.

This leads us to consider another question which is often posed: how high does the cost of land have to be before the fall in land costs with increasing density balances the rise in building operating costs? Graph 6 shows that above 120 persons per acre it is about £40,000 per acre, but at lower densities, it is lower.

There is another common question: what is the percentage of land cost to total scheme cost at different densities? Table E shows that it is quite small and with little variation at the low land cost (2.7-0.6 per cent.) but otherwise at the high land cost (54.5-20.4 per cent.).

5. DENSITY AND VALUE

There are two reasons why it is not possible to analyse the density-value relationship on lines parallel with those used for density-cost. First, rent is paid for the whole dwelling and its division between land, site works and building is not practicable. Secondly, rents for different towns, or localities

TABLE E
LAND COST AS PERCENTAGE OF SCHEME COST

Density		Land at £1,000 acre	Land at £40,000/acre
Habitable rooms	Persons		
60	70.3	2.7	54.5
80	93.8	2.3	46.9
100	117.2	1.5	40.5
120	140.6	1.3	33.8
140	164.1	0.9	28.9
160	187.5	0.9	25.6
180	211.0	0.6	23.5
200	234.4	0.6	20.4

in a town, cannot be compared as can costs: the latter are much more standardised. A different approach is therefore necessary.

While rent data abounds, it is rarely published in a form suitable for this kind of analysis. An approach was therefore made to officers of certain authorities for information on the rents charged in particular estates containing a variety of dwelling types, sizes and block heights.⁽¹²⁾ Two questions were posed:

- (1) What is the difference in rental value between
 - (a) flats and houses of comparable size and location;
 - (b) flats, or maisonettes, of comparable size but on different floors in the same building;
 - (c) flats, or maisonettes, of comparable size and location but in blocks of different heights?
- (2) What is the difference in rental value between comparable dwellings of different sizes?

The answer to the first question was surprising. On (a), flat rents were higher in some cases and lower in others, but the differences were quite small; it seemed safe to assume that flats and houses of comparable accommodation and location were deemed equal in value. On (b), rents were much the same for flats or maisonettes of comparable size, whatever the floor of the block, although something extra might be paid for, say, the top floor of a point block. On (c), rents were similar for comparable flats, or maisonettes, of comparable size or location whatever the height of the block in which they were situated, although here again some extra might be paid for the choice flat on the top floor.

The answer to the second question showed great variations in rent per person according to size of dwelling. Since the level of rents varied considerably from scheme to scheme, and locality to locality, it was necessary to reduce them to some comparable basis. This was done by producing an index, with 100 for the rent for all 2-bedroom 4-person dwellings, the only dwelling size common to flats, maisonettes and houses. Graph 7 shows the results. It will be seen that the curve shows a general similarity to that of cost of building (initial running and operating) per person in dwellings of different size (Graphs 2B, 3B, 4B). How close these curves are in fact can be established only by comparing costs and rents of particular schemes.

Turning now to the relationship between rents (values) and density (the relationship comparable to cost and density in Graph 6), we must consider the rental value of all the 29 schemes. It is not necessary to do this laboriously, for the answer emerges from the answers to the two questions just enumerated. If, according to the answer to question 1, rents do not vary significantly whether the dwelling is in a house or

flat, or whatever floor it is on, or the height of the block, then little difference on this account will be found in any of the schemes. On the answer to question 2, a common range of dwelling sizes is adopted throughout the scheme so that there is no variation on this account. The curve therefore is a horizontal line. Its height depends upon the levels of the rents themselves, that is in demand and supply, that is essentially on location.

6. DENSITY AND SITE VALUE

Site value is the residue when cost of works is deducted from total value. In this analysis it is the residue after deducting either annual equivalent of initial cost of site and building works from net rents; or annual equivalent of site works and operating costs from operating rents. Graph 8 shows the position. Costs per person are summarised from Graphs 1 and 5; and the curve for operating rents per person, as just explained, is a straight line. For ease of comparison it is assumed that the level of rents is such that there is no residue (land value) at the density of 60 habitable rooms per acre. The graph shows that site value per person falls as density increases. The actual level of site value (plus or minus) must depend on the level of rents actually obtained in relation to actual operating costs. In passing it should be noted that site value *per acre* would fall even more steeply with density. It is the product of an increasing fall in site value per person and increasing number of persons per acre.

7. EFFECT OF HOUSING SUBSIDIES ON RELATIONSHIP

The remaining paragraphs examine the effect of subsidy on costs and values in relation to density.

(a) The subsidy scheme

Under the Housing (Financial) Provisions Act, 1958, exchequer subsidies are paid for public authority dwellings when provided for certain purposes: towards the initial and running costs of the building (here called building subsidy), and towards the cost of the land as developed (here called site subsidy), where this is over £4,000 per acre for land and site works. The subsidies are paid annually for 60 years. The subsidy reduces the cost to be met by rents and rates combined; it does not necessarily affect the rent of individual dwellings or schemes.

The amount of building subsidy varies according to the purpose for which the dwelling is provided. The amount of the site subsidy is the same whatever the purpose. For the analysis it is assumed that all the dwellings earn exchequer subsidy, half for slum clearance and half for overspill. The building subsidy would be as follows:

Building subsidy per dwelling per annum	Slum Clearance	Overspill
	£ s. d.	£ s. d.
Houses and Flats in less than 4 storeys ...	22 1 0	24 0 0
Flats in 4 storeys ...	32 0 0	32 0 0
Flats in 5 storeys ...	38 0 0	38 0 0
Flats in 6 storeys ...	50 0 0	50 0 0
Plus each storey over 6 ...	1 15 0	1 15 0

The site subsidy per acre is £60 where the site as developed costs between £4,000 and £5,000 per acre, but nothing below, and an extra £34 per acre for every £1,000 or half of £1,000 above £5,000 per acre.

(b) Land clearance and site works

Graph 9 applies the land subsidy to the combined initial cost of land and site works per person, in relation to density (Graph 1). At the upper extreme, of £42,500 per acre developed land cost, the effect of the subsidy is to flatten the curve considerably: the net cost falling on the tenants and rates is in particular very much reduced at the higher densities. The effect is naturally much less noticeable at the lower extreme of £4,500 per acre developed land cost. At land cost of £1,000 and site works of £2,500 there is no effect: the cost of land as developed is below £4,000 per acre.

(c) Building operating costs

Graph 10 applies the building subsidy to the building operating costs of dwellings per person in relation to (a) height in storeys and (b) size of dwelling (Graph 4). It has three effects on the cost falling on tenant or rates. First, the cost per person in dwellings of different sizes is brought closer together. Secondly, the cost per person for particular dwelling sizes varies very little with height. Thirdly, the curve of cost in relation to dwelling size is flatter.

Graph 11 applies the building subsidy to the total operating costs of dwellings per person in relation to density ((C) of Graph 5). The effect is to flatten the curve considerably. The cost per person falling on the rents and rates is very little more at the highest than at the lowest density.

(d) Total cost of schemes

Graph 12 applies the combined land and building subsidy to the total cost of schemes, assuming the two extremes of land cost of £40,000 and £1,000 per acre (Graph 6). At both extremes, the effect is to make the curve of costs falling on rent and rates almost a horizontal line for all densities. Furthermore, the distance between the curves is considerably reduced.

(e) Site value

The subsidy can be regarded as the taxpayers' contribution towards the rents paid by tenants. It affects rents, but not the rental values of the dwellings. Since both cost and true rental value are uninfluenced, the relation between them which produces site value is also not influenced. The relation between site value and density which was described in paragraph 6 above is therefore not influenced by subsidy.

APPENDIX 1

THE UNIT OF "DESIGN PERSONS"

Density of Residential Areas introduced two alternative but related kinds of density unit, one relating to accommodation and the other to persons (paragraphs 13-18). For the former, it lists four possible alternatives: the dwelling, floor space, habitable room or bedroom (paragraph 13). It

recognises that none is entirely satisfactory and adopts the "habitable room" (definition in Appendix III, paragraph 1). The number of habitable rooms per acre is "net accommodation density" (Appendix III, paragraph 5). For the latter it uses the number of persons in or likely to occupy the accommodation, employing an index (occupancy rate)

to translate habitable rooms to people. The number of such persons per acre is "net population density" (Appendix III, paragraph 6).

The adopted units have worked reasonably but not too well for the purpose of preparing development plans and development control, but are not precise enough for any careful study of net density. As to habitable rooms, for instance, the definition can result in dwellings of the same floor space and bed spaces having a different number of habitable rooms. Evidence of its inadequacy is seen in the common substitution for the D.R.A. definition of one which equates the number of habitable rooms to the number of bedrooms plus one. This is simpler to use but is even less precise in result. As to population, not only is the forecast of the number of likely occupants very difficult (it depends on class, age, economic status, etc.), but the number must inevitably fluctuate, and perhaps drastically, throughout the

generation cycle of each occupant family and through migration.⁽¹³⁾

The unit adopted here, of persons for whom the dwelling is designed, is more precise. The number of bedspaces can be readily determined, and the size of a dwelling is more directly related to the number of bedspaces than to habitable rooms, particularly in public authority housing which is studied here. And it is just as easy (or difficult) to apply an index of occupancy rate to the number of bedspaces, to get at the number of people living or likely to live in the dwellings.

This unit could be adopted for development plan and development control purposes. "Habitable rooms per acre" would then no longer be necessary but "likely persons per acre" would be. It would be necessary to distinguish between the two definitions of persons per acre; "d-persons" (design) and "l-persons" (likely) might be used.

APPENDIX 2

SCHEDULE OF DWELLING SIZES, DWELLING TYPES AND HEIGHTS OF BLOCKS IN THE 29 SCHEMES ON WHICH GRAPH FIVE IS BASED

These schemes have been devised following the procedure described in "Flats and Houses 1958."

All schemes have 326 dwellings and 1,231 habitable rooms (h.r.) as shown in Table D.

The abbreviation 2B4P (for example) in this Appendix, refers to a 2-bedroomed 4-person house. BS1P is used to indicate bed-space, 1-person.

Schemes at 60 h.r. per acre

- I. 269 dwellings (82.5%) two-storey houses, 1108 h.r. (90%) : (40 2B4P, 82 3B4P, 98 3B5P, 26 3B6P and 23 4B7P).
- 57 dwellings (17.5%) two-storey flats, 123 h.r. (10.0%) : 16 BS1P, 16 1B2P and 25 2B4P.
- II. 237 dwellings (72.7%) two-storey houses, 925 h.r. (75%) : (40 2B4P, 82 3B4P, 98 3B5P and 17 3B6P).
- 32 (9.8%) three-storey houses, 183 h.r. (15%) : (9 3B6P, 23 4B7P).
- 20 (6.1%) two-storey flats, 60 h.r. (5%) : (20 2B4P).
- 37 (11.4%) ten-storey flats, 63 h.r. (5%) : (16 BS1P, 16 1B2P and 5 2B4P).
- III. 229 (70.3%) two-storey houses, 988 h.r. (80%) : (82 3B4P, 98 3B5P, 26 3B6P and 23 4B7P).
- 40 (12.4%) four-storey maisonettes, 120 h.r. (10%) : (40 2B4P).
- 57 (17.4%) ten-storey flats, 123 h.r. (10%) : (16 BS1P, 16 1B2P and 25 2B4P).
- IV. Similar to scheme I but with three-storey flats instead of two-storey flats.

Schemes at 80 h.r. per acre

- V. 166 (56.9%) two-storey houses, 736 h.r. (60%) : (19 2B4P, 98 3B4P, 26 3B5P and 23 3B6P).
- 32 (9.8%) four-storey flats, 48 h.r. (4%) : (16 BS1P, 16 1B2P).
- 128 (39.3%) four-storey maisonettes, 447 h.r. (36%) : (65 2B4P, 63 3B4P).
- VI. 142 (43.5%) two-storey houses, 528 h.r. (43%) : (44 3B4P, 98 3B5P).
- 49 (15.2%) three-storey houses, 268 h.r. (22%) : (26 3B6P, 23 4B7P).
- 32 (9.8%) four-storey flats, 48 h.r. (4%) : (as scheme V).
- 103 (31.5%) four-storey maisonettes, 387 h.r. (31%) : (65 2B4P, 38 3B4P).
- VII. 180 (55.3%) two-storey houses, 720 h.r. (58%) : (82 3B4P, 98 3B5P).
- 49 three-storey houses (as scheme VI).
- 64 (19.7%) ten-storey flats (16 BS1P, 16 1B2P, 32 2B4P) : 144 h.r. (12%).
- 33 (9.8%) ten-storey maisonettes, 99 h.r. (8%) : (33 2B4P).
- VIII. 191 (58.3%) two-storey houses, 796 h.r. (65%) : (44 3B4P, 98 3B5P, 26 3B6P and 23 4B7P).
- 56 (17.2%) four-storey maisonettes, 246 h.r. (20%) : (18 2B4P, 38 3B4P).
- 79 (24.3%) ten-storey flats (16 BS1P, 32 1B2P and 47 2B4P) : (173 h.r.)

Schemes at 100 h.r. per acre

- IX. 42 (12.9%) two-storey houses, 183 h.r. (15%) : (25 3B4P, 17 3B6P).
- 32 (9.8%) three-storey houses (as scheme II).
- 220 (67.5%) four-storey maisonettes, 815 h.r. (66%) : (65 2B4P, 82 3B4P and 73 3B5P).
- 32 (9.8%) four-storey flats (as scheme V).
- X. 88 (27.2%) two-storey houses, 369 h.r. (30%) : (71 3B5P, 17 3B6P).
- 32 (9.8%) three-storey houses (as scheme II).
- 77 (23.4%) four-storey maisonettes, 308 h.r. (25%) : (50 3B4P, 27 3B5P).
- 129 (39.5%) twelve-storey flats, 371 h.r. (30%) : (16 BS1P, 16 1B2P, 65 2B4P, 32 3B4P).
- XI. Flats and Houses—1958, Figure 3.
- 63 (19.3%) two-storey houses, 324 h.r. (26.2%) : (14 3B5P, 26 3B6P, 23 4B7P).
- 40 (12.3%) four-storey flats, 72 h.r. (5.8%) : (16 BS1P, 16 1B2P, 8 2B4P).
- 224 (68.8%) four-storey maisonettes, 838 h.r. (67.9%) : (58 2B4P, 82 3B4P, 84 3B5P).
- XII. Flats and Houses—1958, Figure 5.
- 105 (32.2%) two-storey houses, 492 h.r. (40%) : (56 3B5P, 26 3B6P, 23 4B7P).

- 54 (16.6%) four-storey maisonettes, 216 h.r. (17.5%) : (12 3B4P, 42 3B5P).
- 96 (29.5%) eleven-storey flats, 242 h.r. (19.6%) : (14 BS1P, 18 1B2P, 64 2B4P).
- 70 (21.5%) eleven-storey maisonettes, 280 h.r. (22.7%) : 70 3B4P.

Schemes at 120 h.r. per acre

- XIII. 21 (6.4%) two-storey houses, 126 h.r. (10%) : (21 4B7P).
- 71 (21.8%) two-storey flats, 180 h.r. (15%) : (16 BS1P, 16 1B2P, 24 2B4P and 15 3B4P).
- 116 (35.6%) four-storey maisonettes, 494 h.r. (40%) : (88 3B4P, 26 3B6P, 2 4B7P).
- 41 (12.6%) ten-storey flats, 123 h.r. (10%) : (41 2B4P).
- 77 (23.6%) ten-storey maisonettes, 308 h.r. (25%) : (67 3B4P, 10 3B5P).
- XIV. 32 (9.8%) two-storey houses (as scheme II).
- 76 (23.3%) four-storey flats, 180 h.r. (15%) : (16 BS1P, 16 1B2P, 44 2B4P).
- 218 (67.9%) four-storey maisonettes, 868 h.r. (70%) : (21 2B4P, 82 3B4P, 98 3B5P and 17 3B6P).
- XV. 90 (27.4%) two-storey houses, 432 h.r. (35%) : (41 3B4P, 26 3B6P, 23 4B7P).
- 98 (30.2%) twelve-storey flats, 247 h.r. (20%) : (16 BS1P, 16 1B2P, 65 2B4P and 1 3B4P).
- 138 (42.4%) twelve-storey maisonettes, 552 h.r. (45%) : (81 3B4P, 57 3B5P).
- XVI. 73 (22.4%) two-storey houses, 183 h.r. (15%) : (56 3B5P, 17 3B6P).
- 32 (9.8%) three-storey houses (as scheme II).
- 78 (23.9%) twelve-storey flats, 186 h.r. (15%) : (16 BS1P, 16 1B2P, 46 2B4P).
- 143 (43.9%) twelve-storey maisonettes, 553 h.r. (45%) : (19 2B4P, 85 3B4P, 42 3B6P).

Schemes at 140 h.r. per acre

- XVII. Flats and Houses—1958, Figure 9.
- 47 (10.3%) two-storey houses, 267 h.r. (15.5%) : (15 3B6P, 32 4B7P).
- 218 (47.9%) four-storey maisonettes, 864 h.r. (50.3%) : (30 2B4P, 30 3B4P, 136 4B5P, 22 3B6P).
- 107 (23.5%) thirteen-storey flats, 249 h.r. (14.5%) : (24 BS1P, 24 1B2P, 59 2B4P).
- 84 (18.4%) thirteen-storey maisonettes, 336 h.r. (19.5%) : (84 3B4P).
- XVIII. Flats and Houses—1958, Figure 11.
- 68 (14.8%) three-storey houses, 324 h.r. (26.6%) : (36 3B4P, 32 4B7P).
- 198 (43.3%) four-storey maisonettes, 801 h.r. (44.2%) : (32 2B4P, 30 3B4P, 136 3B5P).
- 107 (23.4%) thirteen-storey flats (as scheme XVII).
- 84 (18.3%) thirteen-storey maisonettes (as scheme XVII).
- XIX. Flats and Houses—1958, Figure 2.
- 69 (15.5%) two-storey houses, 377 h.r. (30.9%) : (37 3B6P, 32 4B7P).
- 116 (25.3%) four-storey maisonettes, 464 h.r. (21.8%) : (116 3B5P).
- 100 (21.8%) thirteen-storey maisonettes, 228 h.r. (13.2%) : (32 BS1P, 24 1B2P, 52 2B4P).
- 172 (37.6%) thirteen-storey maisonettes, 630 h.r. (37.7%) : (38 2B4P, 114 3B4P, 20 3B5P).
- XX. Flats and Houses—1958, Figure 13.
- 420 (91.3%) five-storey flats, 1,495 h.r. (86.5%) : (25 BS1P, 25 1B2P, 90 2B4P, 115 3B4P, 135 3B5P and 30 4B7P).
- 40 (8.7%) five-storey maisonettes, 232 h.r. (13.5%) : (8 3B6P, 32 4B7P).

Schemes at 160 h.r. per acre

- XXI. 23 (7.1%) two-storey houses, 138 h.r. (11%) : (23 4B7P).
- 32 (9.8%) four-storey flats (as scheme V).
- 70 (21.5%) four-storey maisonettes, 306 h.r. (27%) : (44 3B5P, 26 3B6P).
- 147 (46%) twelve-storey flats, 523 h.r. (43%) : (65 2B4P, 82 3B4P).
- 54 (15.6%) twelve-storey maisonettes, 216 h.r. (17%) : (54 3B5P).
- 52 (16%) four-storey flats, 156 h.r. (13%) : (52 2B4P).
- 97 (28.7%) four-storey maisonettes, 460 h.r. (37%) : (48 3B5P, 26 3B6P, 23 4B7P).

- 45 (13.8%) twelve-storey flats, 87 h.r. (7%) : (16 BS1P, 16 1B2P, 13 2B6P).
- 132 (40.5%) twelve-storey maisonnettes, 528 h.r. (43%) : (82 3B4P, 36 3B5P).
- XXIII. Flats and Houses—1958, Figure 19.**
 36 three-storey houses, 216 h.r. (11%) : (36 4B7P).
 40 (7.7%) four-storey maisonnettes, 200 h.r. (10.2%) : (40 3B6P).
 292 (55.9%) ten-storey maisonnettes, 1,108 h.r. (56.6%) : (60 2B4P, 112 3B4P, 120 3B5P).
 70 (13.4%) twelve-storey flats, 132 h.r. (6.7%) : (26 BS1P, 26 1B2P, 18 2B4P).
 84 (16.1%) twelve-storey maisonnettes, 306 h.r. (15.6%) : (30 2B4P, 18 3B4P, 36 3B5P).
- Schemes at 180 h.r. per acre*
- XXIV.** 105 (32.2%) four-storey maisonnettes, 492 h.r. (40%) : (56 3B5P, 26 3B6P, 23 4B7P).
 129 39.6% twelve-storey flats, 371 h.r. (30%) : (16 BS1P, 16 1B2P, 65 2B4P, 32 3B4P).
 92 (28.2%) twelve-storey maisonnettes, 368 h.r. (30%) : (50 3B4P, 42 3B5P).
- XXV.** 23 (7.1%) three-storey houses, 138 h.r. (11%) : (23 4B7P).
 21 (6.4%) four-storey maisonnettes, 105 h.r. (9%) : (21 3B6P).
 159 (48.9%) twelve-storey flats, 491 h.r. (40%) : (16 BS1P, 16 1B2P, 65 2B4P, 62 3B4P).
 123 (37.6%) twelve-storey maisonnettes, 397 h.r. (40%) : (20 3B4P, 98 3B5P, 5 3B6P).
- XXVI.** 10 (3.1%) two-storey houses, 60 h.r. (5%) : (10 4B7P).
 13 (4%) three-storey houses, 78 h.r. (6%) : (13 4B7P).
 21 (6.4%) six-storey maisonnettes, 105 h.r. (9%) : (21 3B6P).
 97 (29.8%) twelve-storey flats, 243 h.r. (20%) : (16 BS1P, 16 1B2P, 65 2B4P).
 185 (56.7%) twelve-storey maisonnettes, 745 h.r. (60%) : (82 3B4P, 98 3B5P, 5 3B6P).
- Schemes at 200 h.r. per acre*
- XXVII.** 23 (7%) three-storey houses (as scheme XXV).
 119 (36.3%) twelve-storey flats, 331 h.r. (26.8%) : (16 BS1P, 16 1B2P, 65 2B4P).
 184 (56.6%) twelve-storey maisonnettes, 762 h.r. (62%) : (60 2B4P, 98 3B4P, 26 3B5P).
- XXVIII.** 44 (13.5%) four-storey maisonnettes, 247 h.r. (20%) : (42 3B6P, 23 3B7P).
 130 (39.9%) twelve-storey flats, 371 h.r. (30%) : (16 BS1P, 16 1B2P, 65 2B4P, 43 3B4P).
 152 (46.6%) twelve-storey maisonnettes, 613 h.r. (50%) : (49 3B4P, 98 3B5P, 5 3B6P).
- XXIX.** 129 (39.6%) ten-storey flats, 371 h.r. (30%) : (16 BS1P, 16 1B2P, 65 2B4P, 32 3B4P).
 197 (60.4%) ten-storey maisonnettes, 860 h.r. (70%) : (50 3B4P, 98 3B5P, 26 3B6P, and 23 4B7P).

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- "Density of Residential Areas," Appendix 3.
- A different rate of per cent. would affect the figures adopted, and some of the particular conclusions, but not the general analysis. At 4 per cent. the multiplier would be 0.04420 and at 6 per cent. 0.06138.
- "Houses, 1953" (H.M.S.O., 1953).
- J. Mercer, "The Effect of Modern Tendencies in Estate Layout on the Cost of Future Maintenance and Servicing," *The Public Works and Municipal Services Congress* (1954).
- Raymond Unwin, "Nothing Gained by Overcrowding"; Longstreth Thompson, "Site Planning in Practice"; L. B. Keable, "Cost of Residential Estate Development in Relation to Density," *The Chartered Surveyor*, Vol. 88 (1956), p. 593; P. A. Stone, "The Economics of Housing and Urban Development."
- Institution Cost Research Panel. The Panel gave figures of flats of 400, 600 and 900 feet super. These have been converted to cost per person by assuming that they would accommodate 1.5, 2.5 and 6.0 persons respectively.
- P. A. Stone, Table D1 and D2.
- All schemes have been taken with solid fuel and not central heating. Figure 17 in "Flats and Houses, 1958" has been omitted because no solid fuel prices are included. Figures 12 and 13 illustrate wasteful layouts at 140 h.r. per acre but are nonetheless included in the graphs. The 22 schemes were devised in terms of habitable rooms per acre (since "Flats and Houses, 1958," Chapter III, works in this unit), and then translated to persons by the ratios in Table D.
- It is unfortunately not possible to compare this graph with the comparable curve in P. A. Stone, Table 7, because of the different basis for the figures adopted in each.
- The authorities were London County Council, Royal Borough of Kensington, City of Birmingham and Hemel Hempstead and Crawley New Town Development Corporations.
- Cf. Ruth Glass, "Higher or Lower," *Architectural Review*, Vol. 114 (1953), p. 358.

Rating Surveyor's Diary: Cases Noted

RECENT LANDS TRIBUNAL DECISIONS

VALUATION LIST PROCEDURE

Double Assessment on Caravan Site :

Proposal Bad in Law

Sussex Caravan Parks, Limited v. Richardson (VO) and Hastings County Borough Council.

(Lands Tribunal, London, 31st March, 3rd May, 1960.)
 (53 R. & I.T. p. 427 (7th July, 1960).)

Occupation—A single occupation—Caravan camping site—Quarry site separated by cliff from main site—Both parts in active use.

Evidence of value—(1) Methods of valuation—Rents and profits—Caravan camping site—Rent rejected—(2) Rents—Reliability—Rent of associated company—Fixed by reference to rent of other site—Other rent negotiated at arm's length.

Valuation list—Description of hereditament—"Land used as caravan park"—"Junction of Bexhill Road and Harley Shute Road"—Large caravan camping site buildings, and an entrance in Haven Road—"Caravan camping site . . . Haven Road"—Including quarry site separated by cliff.

Proposal—Validity—New assessment—No proposal to delete existing assessment.

A hereditament being developed as a caravan camping site had frontages to three roads, to Harley Shute Road on the east, at the south-east corner, where the land fell steeply into an old quarry, a cliff separating it from the rest of the site; to Bexhill Road on the south; and to Haven Road on the west, where there was the original entrance. In

March, 1957, the administrative block on the main site had been erected but not finished internally, an adjoining ablation block was usable, steps from the main site down to Bexhill Road were usable and 40 to 60 caravans were parked in the quarry site and round the administrative block. On 22nd March, 1957, after inspection of the quarry site only, the valuation officer made a proposal for the alteration of the valuation list by including an assessment of "land used as a caravan park, junction of Bexhill Road and Harley Shute Road" at £20 rateable value. There being no objection to the proposal, the valuation list was altered accordingly. Following further development, the valuation officer, on 27th March, 1958, made a further proposal to insert in the valuation list a further assessment of "caravan camping site, licensed club house, shop and premises, Combe Haven Caravan Camping Site, Haven Road," at £2,600 rateable value. On 18th April, 1958, the occupiers of the hereditament made a proposal to reduce the assessment of £20 rateable value to £1 rateable value on the ground of incorrect designation, but they at once withdrew the proposal. They objected to the valuation officer's second proposal.

Held: The second proposal of the valuation officer was bad as proposing a second assessment for a hereditament already assessed in the valuation list, because :

(i) the whole site was in occupation by the occupiers for the parking of caravans at the date of the first proposal,

(ii) the description and situation of the hereditament in the first proposal, though possibly applying only to the quarry site, could apply equally to the whole site, and therefore

(iii) the occupiers were entitled to say that it applied to the whole hereditament,

(iv) the description in the second proposal could include the quarry site though they would exclude it if it was already separately assessed; and

(v) the occupiers were not debarred from raising the point by making and withdrawing their proposal of 18th April, 1958.

The tribunal rejected a rent of a caravan camping site on a lease agreed with an owning company of which the two directors were directors of the tenant ratepayers, although the rent had been fixed by reference to that of another caravan site of the ratepayers five miles away agreed at arm's length (double because there were twice as many caravans); and it valued the site on the profits basis.

Education Playing Fields Valued direct to N.A.V.

Parkin (VO) v. London County Council.

Robinson (VO) v. London County Council.

(Lands Tribunal London, 6th April, 4th May, 1960.)

(53 R. & I.T. p. 442 (14th July, 1960).)

Annual value—Gross value—Properties assessed to gross value—“Non-industrial building”—“Educational establishment”—School playing fields—Pavilions used for changing and instruction—Ancillary to playing fields—Playing fields not appurtenant to buildings—Rating and Valuation Act, 1925, s. 22 (1), (4)—Rating and Valuation (Miscellaneous Provisions) Act, 1955, s. 5 (2).

A hereditament comprising a county council's school playing field comprised 2½ acres of grassland on which stood a wood and felt pavilion 20 feet by 17 feet with a verandah, used for changing and also in bad weather for classes in the rules of games and their theoretical technique. It was laid out in winter with a small-sized football pitch and small hockey pitch and in summer with two small cricket pitches and two rounders pitches. It was used only during school hours and by children under eleven years from five primary schools.

A second hereditament comprising also a county council's school playing field consisted of 52 acres of which half an acre was occupied by (i) the headmaster superintendent's house and the head groundsman's house; (ii) a store; and (iii) two pavilions, one with seven large and two small changing rooms (for 210 children), six drying rooms and showers, a kitchen, first-aid room, etc., and the other with 12 changing rooms (for 300 children and two) for teachers, ten drying rooms and showers, a kitchen, office, kit store, etc. Both pavilions were used also for instruction in the rules, theory, tactics and technique of games, which formed a definite part of training. The hereditament was used by 13 secondary schools and by institutes for further education.

Held: The two playing fields should be assessed direct to net annual value because, although physical development by games was an essential function of primary and secondary education, and they were therefore educational establishments within the meaning of section 22 (4) of the Rating and Valuation Act, 1925, as amended by section 5 (2) of the Rating and Valuation (Miscellaneous Provisions) Act, 1955:—

(i) the pavilion of the first hereditament was used for instruction to so slight an extent that it was not itself an educational establishment, and

(ii) the pavilions of the second hereditament, though used for theoretical instruction in games, had as their primary purpose changing, and they were subordinate and ancillary to the use of the hereditament as playing fields, and the playing fields were therefore not occupied for the

purposes of and were not appurtenances of the buildings and the hereditaments were not industrial buildings within the meaning of section 22 (1) of the Act as similarly amended.

UNIT OF ASSESSMENT

Canteen not “Functionally Essential” to Factory

Raven (VO) v. Enfield Cables, Limited and Enfield Borough Council.

(Lands Tribunal, London, 16th March, 4th April, 1960.) (53 R. & I.T. p. 422 (7th July, 1960).)

Occupation—Single occupation—Premises separated by highway—Cable factory—Canteen used also by other works—Vehicle maintenance depot not always open—Offices—Employees needing to visit factory constantly.

Main cable factory premises were separated by a highway from other premises of the same occupier used for factory purposes, those premises including: (i) a canteen for employees at the factory without which it would be difficult to recruit staff, and which was used also by employees of an associated company at works beyond the main factory; (ii) a vehicle maintenance depot which was used for the repair and maintenance of vehicles used to convey products from one stage of production to another in the main factory; the depot was closed at 5.30 p.m. daily and was not open on Saturdays and Sundays, any breakdown of a vehicle during night or week-end shifts worked in the main factory being repaired by plant maintenance men there or waiting till the depot was open; (iii) offices used by the costs department, the wages department and drum and packing records department, whose employees had to make constant visits to the main factory, on average 76 return journeys and almost 200 on pay days.

Held: The premises should be assessed as a separate hereditament from the main factory because:—

(i) as the canteen was used also by employees of another works, it was not essential that it should be in close proximity to the main factory;

John Dickinson and Company Limited v. Presland applied.

(ii) as the vehicle maintenance depot was not kept open and available at all times when the main factory was in operation, it was not “functionally essential” to the factory; and

(iii) notwithstanding the traffic between the offices and the factory, there was not such an overwhelming necessity for their proximity as the decision in *Gilbert v. S. Hickinbottom and Sons, Limited* required.

Per the Tribunal: I am by no means satisfied that other tenants of premises separated by a highway from a main hereditament need necessarily exist before premises are capable of forming the subject of a separate letting.

“REBUS SIC STANTIBUS”

Actual and Possible User in the Lancashire Factory “Market”

T. E. Marchington and Company Limited v. Walton (VO).

(Lands Tribunal, Manchester, 18th March, London, 3rd May, 1960.) (53 R. & I.T. p. 438 (14th July, 1960).)

Annual value—Rebus sic stantibus—User—Purpose of user—Textile dyeing and finishing works—Unsuitability for use as general factory.

Evidence of value—Factors affecting value—Factory—Sloping floor.

A works at Droylsden, Lancashire, formerly used for “beetling” was used as a textile dyeing and finishing works. It was 70 years old and in average condition for its age, but it possessed all the disadvantages of an old works adapted from one works to another. It had sloping floors. It was

assessed at £5,250 net annual value and was valued for the ratepayers at £2,600 net annual value on the basis of its value for its existing use, and by comparison with premises similarly used within eight to ten miles of Manchester. It was valued by the valuation officer at £5,460 net annual value as a general purpose factory, readily adapted for any wet trade, citing 18 comparables in the valuation area used for a variety of industrial purposes, and basing the value on rents and agreed assessments in the Droylsden area.

Held: Although the use of the works must not be taken as restricted to the actual use of the existing occupiers (*Fir Mill Company, Limited v. Royston Urban District Council* followed) on the facts it would not be attractive to anybody requiring a general purpose factory or engineering works or perhaps even a warehouse, and its highest value lay in its being used as a textile dyeing and finishing works, for which its value was £4,400 net annual value.

A slope in the floor of a factory may not warrant a disability allowance.

COMPARISONS IN RATING

Preference for Assessments "in the Vicinity"

Bernard Wardle and Company v. Burnyeat (VO).

(Lands Tribunal Manchester, 6th March, London 3rd May, 1960.) (53 R. & I.T. p. 426 (7th July, 1960).)

Evidence of value—Comparisons—Area of comparisons—Bleachworks—Derbyshire works—Similar works in Derbyshire, Cheshire, Lancashire and West Riding.

A valuer is entitled to compare the assessments of textile bleaching, dyeing and finishing works in Derbyshire with those of similar works elsewhere in Derbyshire and in Cheshire, Lancashire and the West Riding of Yorkshire, but in the absence of information enabling the tribunal to assess the effect on individual values of variations between widely scattered towns, such as general demand, water facilities, transport, etc., and explaining the wide variations in value, the tribunal will rely rather on assessments of similar hereditaments in the vicinity agreed for valuation officers after negotiations with experienced valuers.

PROFITS BASIS

"Mild and Bitter" in Leicester: Effect on Brewers' Bid
Burkitt (VO) v. Tennant Brothers, Limited.

(Lands Tribunal London, 25th January, 3rd May, 1960.) (53 R. & I.T. p. 424 (7th July, 1960).)

Evidence of value—Profits—Which year's profits—Licensed premises—Brewer's income—Price per barrel—Brewer's bid—Average house.

A new public house in Leicester was assessed at £650 gross value, £538 net annual value. In the valuations on the profits basis one valuer's estimate of prospective trade was made after actual trade after the date of the proposal relating to the premises had become known (494 barrels of draught beer compared with 468 barrels of other valuers; other trade lower). The valuers for the ratepayers (the brewery company) supporting the assessment took draught beer at a price of 32s. 6d. per barrel on the ground that 85 per cent. of the sales were of mild beer producing a lower profit than bitter, and they took as brewer's bid 42½ and 45 per cent. respectively of the brewer's income (not the best of new houses). For the valuation officer the price of draught beer was taken at 35s. 0d. on the ground that Leicester was preponderantly a mild beer town and the brewer's bid at 50 per cent. of brewer's income as appropriate. The house was found to be an average house doing an average trade.

Held: The assessment must be maintained at the existing figure, because:—

(i) the estimates of trade made at or about the date of the proposal should be adopted, being reasonable even in the light of more recent trade;

(ii) 34s. 0d. a barrel was the appropriate price for draught beer having regard to the high proportion of mild beer sold; and

(iii) the brewer's bid would be the average 45 per cent. of brewer's income, since only exceptionally would 40 or 50 per cent. be applied (the limits suggested in *Warwicks and Richardson Limited v. Padgett*).

DEFINITION OF DWELLING-HOUSE

Hostel not used "wholly for . . . private dwelling"

Pollard (VO) v. Congregation of Christian Brothers of Ireland.

(Lands Tribunal London, 23rd March, 4th May, 1960.) (53 R. & I.T. p. 454 (21st July, 1960).)

Special annual values—Dwelling-house—"Used wholly for the purposes of a private dwelling"—Premises of religious teaching order—Accommodation for university students of order and others—Valuation for Rating Act, 1953, s. 3 (1).

A religious teaching order with its headquarters in Dublin, which was not a body corporate in this country, owned a large detached house with 15 bedrooms and four living rooms standing in its own grounds at Cambridge. The house was staffed and managed by senior members of the order and was used for housing young members of the order while they were undergraduates at Cambridge University, subject to the strict rules of the order. At the relevant date there were resident a superior, one member who had taken perpetual vows and five members who had taken temporary vows and were there as students.

Held: The house was not a dwelling-house within the meaning of section 3 (1) of the Valuation for Rating Act, 1953, since it was not used wholly for the purposes of a private dwelling, being in the nature of a school house or hostel used by the order for those members who required to live in Cambridge to study or look after those studying, and who were not the whole of the owning order.

Perrins v. Bathurst distinguished.

Warwickshire County Council v. Jones, Harrison v. Rolls Royce Limited, and Hardiman v. Dr. Barnardo's Homes applied.

INDUSTRIAL DERATING

Sorting, Cleaning and Repairing Second-hand Clothes held to be "industrial"

Waterloo Wholesale Clothing Supply, Limited v. Thompson (VO).

(Lands Tribunal London, 31st March, 4th May, 1960.) (53 R. & I.T. p. 456 (21st July, 1960).)

Partial exemptions—Industrial hereditament—(1) Factory or workshop—"adapting for sale"—(2) Primary purposes of user—Storage—Distributive wholesale business—Sorting, repairing, cleaning and grading discarded clothing—Factory and Workshop Act, 1901, s. 149 (1)—Rating and Valuation (Apportionment) Act, 1928, s. 3 (1).

Government surplus and civilian second-hand clothing was delivered at a hereditament in an amorphous state of disrepair and dirt and was there sorted into unusable garments returned to the suppliers, or sold, and usable garments which were sorted into classes (coats, trousers, overcoats, dresses, etc.). The usable garments requiring it were then cleaned (95 per cent.), sorted for repairing purposes, repaired and finally re-sorted and graded before baling for despatch. Sorting and grading required skill. There was considerable

storage of garments on the premises, while awaiting primary sorting, repair, final sorting and baling for dispatch.

Held: The hereditament was an industrial hereditament within the meaning of the Rating and Valuation (Apportionment) Act, 1928, section 3 (1), because:—

(i) it was a factory within the meaning of section 149 (1) of the Factory and Workshop Act, 1901, the processes being an "adapting for sale."

Kaye v. Burrows and Commissioners of Inland Revenue v. Easson Brothers applied; and

(ii) it was not primarily occupied and used for purposes of storage (*Kaye v. Burrows* followed) or for a distributive wholesale business.

Natural Seasoning of Timber also an "industrial" process
Buncombe (VO) v. Baltic Saw Mills Company Limited.

(Lands Tribunal London, 21st March, 11th May, 1960.)
(53 R. & I.T. p. 457 (21st July, 1960).)

Partial exemptions—Industrial hereditament—(1) Factory or workshop—Adapting for sale—Exercise of manual labour—Natural seasoning of timber—Stacking requiring skill—(2) Primary purposes of user—Storage—Factory and Workshop Act, 1901, s. 149 (1)—Rating and Valuation (Apportionment) Act, 1928, s. 3 (1).

Imported timber was brought to timber stores for seasoning by natural process, which reduced the moisture content from 30 to 22 per cent. and converted the timber from green wood into timber conforming to British Standard Specification suitable for the sawmill. For this purpose the buildings were constructed with lattice work on one side to admit the prevailing breeze and the timber was specially stacked with slats between to create channels for a free flow of air. It remained there three months. The stacking was done by labour which acquired skill in the method of stacking under a foreman who had a special knowledge of it.

Held: Each timber store was an industrial hereditament within the meaning of section 3 (1) of the Rating and Valuation (Apportionment) Act, 1928, since:—

(i) it was a factory or workshop as defined in section 149 (1) of the Factory and Workshop Act, 1901, the seasoning being an adapting for sale notwithstanding absence of artificial means of drying and although such drying might result by mere keeping; and manual labour being exercised for the purpose;

Poplar Revenue Officer v. William Mallinson and Sons, Limited, applied;

Union Cold Storage Company, Limited v. Bancroft distinguished;

(ii) the hereditament was not primarily occupied and used for purposes of storage.

What is Retail Business? Austin's Repair Works not a "retail shop"

Kerridge (VO) v. Austin Motor Company, Limited.
(Lands Tribunal London, 28th March, 4th May, 1960.)
(53 R. & I.T. p. 439 (14th July, 1960).)

Partial exemptions—Industrial hereditament—Primary purposes of user—Retail shop—Premises of a similar character—Retail repair work—Car manufacturer's repair works—Retail customers' cars—Repairs through insurance company—Pre-shipment preparation—Contract with subsidiary—Repairs under guarantee—Contract with distributors, etc., only—No accommodation for public resort—Rating and Valuation (Apportionment) Act, 1928, s. 3 (1).

A car manufacturer's motor repair works comprised mainly workshops and there was no sale or display space,

no sign inviting the public to resort to the premises and no accommodation for them to resort. It was used solely for the repair of cars made by the manufacturer of several different classes, including: (i) repairs done through insurance companies, the car owner when collecting the repaired car signing a certificate of satisfaction in favour of his insurance company, not of the car manufacturers, who kept no copy; (ii) pre-shipment preparation of cars ordered through overseas distributors or dealers and used for a time in this country, the cost being debited to a motor export corporation, a subsidiary of the manufacturers; and (iii) repairs done under guarantee through, for, or on cars delivered by a distributor or dealer as distinguished from the private customer (work done direct for the private customer being admitted to be retail work), the guarantee containing conditions of sale (expressly brought to the retail customer's notice) by which the warranty was given to distributors, etc. (declared to be principals under their contracts) and excluding any privity of contract between the manufacturer and the retail customer.

Held: The works were an industrial hereditament within the meaning of section 3 (1) of the Rating and Valuation (Apportionment) Act, 1928, not being primarily occupied and used for the purposes of a retail shop or other premises of a similar character where retail trade or business was carried on because:—

(1) The greater part of the repair work on the agreed basis of labour was non-retail, for

(i) though the repairs done through insurance companies were retail, the insurance company not being "a middleman" within the meaning of that expression in *Turpin v. Middlesbrough Assessment Committee* ((1931), 14 R. & I.T. 20; 2 D.R.A. 178);

Meriden Rural District Council v. Standard Motor Company, Limited and *Scottish Motor Traction Company, Limited v. Assessor for Edinburgh*, followed;

(ii) the pre-shipment preparation was not retail since it was business with such a middleman, i.e., the overseas trade corporation, though a subsidiary of the manufacturer; and

(iii) the repair work under guarantee for distributors, etc., was not retail, since under the terms of the warranty the contract was expressly only with the distributor, dealer, etc., and not with the retail customer;

Meriden Rural District Council v. Standard Motor Company Limited, distinguished.

(2) Although if the work done had been primarily retail the hereditament would have been primarily used as a retail shop.

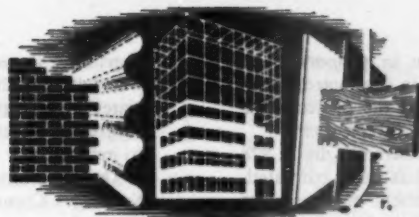
Cushing (trading as Fakenham Steam Laundry) v. Webber followed.

LOCAL LOANS FUND

Rates of Interest on Loans to Local Authorities

The Lords Commissioners of Her Majesty's Treasury have now directed that the following rates of interest shall apply to all loans advanced to local authorities, as defined in section 10 of the Local Authorities Loans Act, 1945, from the Local Loans Fund on and after 16th July, 1960.

Loans for not more than 5 years ...	6½ per cent.
Loans for more than 5 years but not more than 15 years ...	6½ "
Loans for more than 15 years but not more than 30 years ...	6½ "
Loans for more than 30 years ...	6½ "



BUILDING AND QUANTITY SURVEYING

Review of the Constitution of the Quantity Surveyors Committee

A Memorandum based on a Report by the Quantity Surveyors Committee to the Council : June, 1960.

INTRODUCTION

1. In June, 1959, the Quantity Surveyors Committee decided to establish a Working Party "to review, within the framework set out in the Bye-laws, the allocation of seats as between geographical areas and the categories and interests of members on the Quantity Surveyors Committee, and to report thereon in the Autumn of 1959."

2. The reasons for this review may be summarised as follows :—

(a) The increased number and activity of the Quantity Surveyors Sections of the Branches in the United Kingdom and Eire : there are now 21 Sections.

(b) The Council's desire of May, 1959, to secure consideration by the appropriate standing committees of "the representation, on the elected standing committees, of Professional Associates over the Junior Organisation age-limit."

(c) The resolution passed by the Annual Branch Conference in March, 1958, "that the conference would welcome greater participation by members in meetings of the Branches and at Headquarters and in other activities whereby members could further the Institution's public and professional relations, and invites the Council to investigate means whereby this could be achieved."

(d) The need to improve communications between the Institution, the Quantity Surveyors Committee and members in the Branch Quantity Surveyors Sections.

3. The members of the Working Party were Mr. Cyril Sweett (Chairman), Messrs. C. F. Baker, Leonard Fletcher, V. B. Johnson, A. H. Killick, G. T. Vale and G. D. Walford, and they duly presented their first report in November, 1959. This was then circulated to the Quantity Surveyors Sections of the Branches, and to the London Branches, for comment early in 1960.

This Report was approved by the Council on 13th June, 1960.

BYE-LAWS

4. The constitution of the Committee is governed by Bye-law 36 (2), which states :—

"The Quantity Surveyors Committee shall consist of at least 14 elected quantity surveyors, together with the following who shall be *ex officio* members :—

(a) The President and Honorary Secretary of the Institution.

(b) Any Past-President of the Institution who is or has been a quantity surveyor.

(c) Any Vice-President of the Institution who is a quantity surveyor.

(d) Any Member of Council elected thereto to represent the Quantity Surveyors Section of the profession, who is not an elected member of the Committee."

5. The election of members of the Quantity Surveyors Committee is governed by Bye-laws 36 (4) and 36 (5) :—

Bye-law 36 (4). "The elected members of the Quantity Surveyors Committee shall be elected annually by quantity surveyors. Election to the Quantity Surveyors Committee shall be by ballot, and the members practising within and without the metropolitan area shall be represented upon the Committee so far as is practicable in proportion to their numbers. Half the members of the Committee shall retire annually but shall be eligible for re-election. The Committee shall elect its own Chairman, Vice-Chairman and Honorary Secretary." Bye-law 36 (5). "The procedure for the ballot for the election of the members of the Quantity Surveyors Committee shall be such as may from time to time be determined by the Quantity Surveyors Committee, subject to the approval of the Council."

PRESENT CONSTITUTION

6. The present constitution of the Committee is shown in detail at Annex I. The membership of 41 is the same as in the Session 1958-59, and compares with 28 in 1949 and 33 in 1954.

MAIN CONSIDERATIONS

7. In considering the problem the Committee had regard to the following requirements :—

(a) that the Committee should be representative of all types and sections of chartered quantity surveyors ;

(b) that representation should be in proportion to the numbers of members practising in the metropolitan area and the provincial areas, and at the present time should therefore be equally divided between them.

Note: The current figures of membership are 1,978 provincial and 1,231 metropolitan. It has been estimated, however, that approximately 350 members registered as provincial members in fact work in London. It is also noted that Regulation 6 of the Constitution and Regulations of the Branches (1939) provides that:

"Every Fellow, Professional Associate and Associate of the Institution should normally be a member of the Branch covering the area in which he practises. . . . The address in the Branch selected shall be the one inserted in the Institution's List of Members."

In view of this regulation the Committee were of the opinion that it is reasonable to assume equality of membership and representation within and without the metropolitan area.

They also had regard to the need to provide a sufficient number of metropolitan members of the Committee to deal with the many additional matters which occur largely in the metropolitan area and with which the Committee are concerned between meetings.

(c) that so far as possible, the size of the Committee should not be increased, but should, if possible, be reduced if this could be achieved without detracting from its efficiency;

(d) that representation of the Committee should be such as to enable a proper chain of communication from the Quantity Surveyors Committee to all members to be established through the Quantity Surveyors Sections of the Branches, having regard to geographical areas and the numbers of members represented by each of the Branch representatives; and

(e) that the nomination and election of members should be as democratic as possible and that consideration be given to the express desire by the Branch representatives on the Working Party that procedure would be introduced whereby the member of their choice was elected as their representative.

CATEGORIES OF MEMBERSHIP

8. The position and requirements of the following categories of membership were considered with the following conclusions:—

(a) Unattached Seats

The two present unattached seats were provided as a temporary expedient to accommodate members of the Committee displaced on becoming Members of Council (previously *ex officio* members of the Committee). It was anticipated that the classification would disappear as soon as vacancies occurred into which members in the unattached group could be accommodated. Under the present rules of the ballot, however, any 10 members may nominate a representative. The Committee were of the opinion that this unattached group should be eliminated as soon as possible, i.e., at the end of the Session 1960–1961, particularly in the light of their decisions on the revised structure of the Committee (see Annex II).

(b) Professional Associates over Junior Organisation Age Limit

Professional Associates are eligible for election as full members of the Committee, there being no requirement, as in the Council, that they should be Fellows. As this fact was perhaps not well known to the electorate,

steps have therefore been taken to inform members. It was felt that this would encourage Professional Associates to take greater interest in Branch affairs and to secure the election of their representatives if they were so inclined.

The Committee agreed that the seat on the Quantity Surveyors Committee at present allocated to a Professional Associate over the Junior Organisation age limit should be abolished.

(c) Junior Quantity Surveyors

The two seats at present allocated to the Junior Organisation quantity surveyors should be retained.

(d) Quantity Surveyors employed by Central or Local Government Departments, Nationalised Industries, Hospital Boards, etc.

Approximately 72 per cent. of the quantity surveyor membership is in private practice. Of the present 26 elected members, four are public officers and the Committee did not consider that there was any need to make special provision for this section of the membership.

(e) Employed Quantity Surveyors

The question of representation on the Committee was discussed at considerable length but, as there is no restriction on the election of employed quantity surveyors to the Committee, it was decided that no special provision need be made. It was also realised that many employed quantity surveyors might find it difficult to give the time and to afford the expense which they would incur should they be elected to membership of the Committee.

(f) Life Members of Council who are Quantity Surveyors

The Committee considered it desirable that the number of Life Members to be *ex officio* members of the Committee should be restricted to two.

(g) Co-opted Members

It was decided that the number of co-opted members from the Building Surveyors Panel of the General Practice Committee (formerly the Building Surveyors Committee) should remain at two.

(h) Liaison Members

The Scottish Quantity Surveyors Committee drew attention to the Constitution of the Scottish Branch which followed upon the Amalgamation Agreement of 1937 with the Faculty of the Surveyors of Scotland, and which provides for this liaison. The Committee agreed that the number of liaison members should remain at two.

GEOGRAPHICAL REPRESENTATION ON QUANTITY SURVEYING MATTERS

9. The geographical position of the various counties and county Branches in England and Wales was examined in relation to the Branch representation, having regard to the need to establish a proper channel of communication on quantity surveying matters. Of a number of alternatives, the following changes were agreed:—

(a) Shropshire and Hereford to be attached to Warwickshire, Worcestershire and Staffordshire.

(b) Bedfordshire, Hertfordshire, Berkshire, Buckinghamshire and Oxfordshire to form a separate area of representation.

PROVINCIAL BRANCH REPRESENTATION

10. It was decided that the needs of each Branch Quantity Surveyors Section could be represented adequately by one member, and

(a) that representation for Warwickshire, Worcester-

shire and Staffordshire should be reduced from two seats to one ;

(b) that representation for Lancashire, Cheshire and the Isle of Man should similarly be reduced from two seats to one ;

(c) that a seat for one representative be created for Bedfordshire, Hertfordshire, Berkshire, Buckinghamshire and Oxfordshire.

METROPOLITAN BRANCH REPRESENTATION

11. There are no representatives elected directly by the four London Branches to the Committee at present. This has presented difficulties in the past in securing reasonable communications with the quantity surveyor members of each of the London Branches. It would therefore be appropriate to allocate one seat to each Branch. It is interesting to note that a Quantity Surveyors Section has now been formed in the London (South Western) Branch and it is understood that the position is being explored in the Middlesex and Essex (Urban) Branch.

12. If a Branch did not wish to take up the seat allocated to it, that seat would be included with the unattached seats for the Metropolitan area in the proposed General Section. (See paragraph 13 below.)

GENERAL SECTION

13. In order to provide an alternative means whereby members would be able to secure the nomination of representatives of their choice it is proposed to create a new section of 12 unattached seats, to be called the General Section. The seats would be allocated as follows :—

(i) Metropolitan Representation

Ten unattached seats, thus making the total metropolitan representation 14 (ten unattached and four metropolitan Branch seats) (as in paragraph 11 above).

(ii) Provincial Representation

Two unattached seats, thus making the total provincial representation 14 (two unattached and 12 provincial Branch seats).

Any Branch or area seats not taken up by the Branch or area concerned should be included in the general section either metropolitan or provincial as might be appropriate.

14. The proposed revised Constitution of the Committee is contained in Annex II.

PERIOD OF SERVICE ON THE COMMITTEE

15. As all ordinary members of the Committee are elected for only two years at a time, it was decided that no limitation should be placed on the number of years that any one member should serve on the Committee.

PROCEDURE FOR NOMINATION FOR ELECTION TO THE COMMITTEE

16. The following decisions were reached on the procedure for the nomination of members for election to the Quantity Surveyors Committee.

All nominations to the Quantity Surveyors Committee should be by either

(i) The Quantity Surveyors Section of the Branch or area concerned ; or

(ii) any group of ten chartered quantity surveyor members, whether or not practising in the Branch or area concerned ; or

(iii) the Quantity Surveyors Committee of the Council ; or

(iv) in respect of the representatives of Junior Quantity Surveyors, the Junior Organisation Quantity Surveyors Committee.

PROCEDURE FOR ELECTION OF THE COMMITTEE

17. In order to achieve the object of the Branches in achieving the election of the representative of their choice, the following procedure will be adopted :—

(a) Provincial and London Branches

The election of Branch or area representatives to the Quantity Surveyors Committee should be the responsibility of the quantity surveyor members of the Section or area concerned ;

(b) General Section

The election of representatives in the metropolitan or provincial parts of the general section should be by all chartered quantity surveyors ;

(c) Junior Organisation

The election of representatives of junior quantity surveyors should be by junior quantity surveyors only ; and

(d) Postal Ballot

Where the number of nominations for any Branch, area or section exceeded the number of seats available in that Branch, area or section, election should be by postal ballot conducted locally under arrangements to be supervised by the Institution on a programme to be approved by the Quantity Surveyors Committee.

CHAIN OF COMMUNICATIONS

18. In order to secure a means of communication from members through their Section Committees to the Branch representative on the Quantity Surveyors Committee, the following procedure is necessary. This would ensure that the Committee were at all times informed on quantity surveying problems affecting any of the Sections of the Branches and, likewise, members of these Sections could be kept informed by their representatives about the activities of the Quantity Surveyors Committee.

19. The Committee agreed that it was desirable

(a) that a Quantity Surveyors Section be established in every Branch in which there is a Committee representative ;

(b) that each Section Committee should include representatives from

(i) committees of other Quantity Surveyors Sections within the area ; and

(ii) at least one representative of junior quantity surveyors ; and

(c) that each Branch representative to the Quantity Surveyors Committee should make a point of maintaining the closest possible contact with every Quantity Surveyors Section in the area which he represents.

PUBLIC RELATIONS

20. Conclusions were reached on two points :—

(a) Overseas Liaison

adequate liaison should be created between the Quantity Surveyors Committee and Branches overseas through corresponding members or otherwise as the Committee, in consultation with the Branches overseas, might decide.

(b) Consideration should be given to Co-option of Members

(i) co-opting more members to sub-committees and Working Parties of the Quantity Surveyors Committee ; and

(ii) the re-constitution of the sub-committees of the Quantity Surveyors Committee, with particular reference to some reduction in their size.

ANNEX I

CONSTITUTION OF THE QUANTITY SURVEYORS COMMITTEE
AS AT JULY, 1960

ELECTED MEMBERS	Nos. of Chartered Quantity Surveyors in Branch as at July, 1960	No. of Seats
METROPOLITAN REPRESENTATIVES* ...		13
PROVINCIAL REPRESENTATIVES :		
Bedfordshire, Hertfordshire, Berkshire, Buckinghamshire, Oxfordshire, Cam- bridgeshire, Huntingdon, Norfolk, Suffolk, Essex (Rural)	(291)	1
Devonshire, Cornwall (including Scilly Isles)	(67)	1
Gloucestershire, Somersetshire, North Wiltshire	(142)	1
Hampshire (including Channel Isles), Dorset, South Wiltshire	(128)	1
Kent, Surrey, Sussex	(395)	1
Lancashire, Cheshire, Isle of Man	(220)	2
Leicestershire, Northamptonshire, Rutland, Nottinghamshire, Lincolnshire, Derby- shire	(136)	1
Northumberland, Durham, Cumberland, Westmorland	(106)	1
Salop, Hereford, Mid Wales, North Wales, South Wales	(112)	1
Warwickshire, Worcestershire, South Staffordshire, North Staffordshire	(219)	2
Yorkshire	(152)	1
Unattached Seats†	—	13
Professional Associate over Junior Organi- sation age limit		1
Junior Quantity Surveyors		2
CO-OPTED MEMBERS		
Co-opted from Building Surveyors Panel of General Practice Committee		2
Liaison Members from Scotland	2	
" " " Northern Ireland	1	
" " " Eire	1	
Chairman of Quantity Surveyors (Fees) Sub- Committee (Mr. C. T. Every)		4
EX-OFFICIO MEMBERS		
President		1
Honorary Secretary		1
Life Member of Council (Mr. A. W. Davison)		1
Total Number of Committee		41

* Of whom 3 (Messrs. James, Osborne and Sweett) are Members of Council.

† Filled by Messrs. M. H. Thackray and G. D. Walford.

NOTE: If the Chairman of any of the Standing Sub-Committees is not an elected member of the Committee, the Committee reserve the right to co-opt him to the Committee.

ANNEX II

REVISED CONSTITUTION OF QUANTITY SURVEYORS COMMITTEE
AS AGREED BY THE COMMITTEE AND APPROVED BY THE COUNCIL

(To be effective from the beginning of the Session 1961-1962)

ELECTED MEMBERS	Nos. of Chartered Quantity Surveyors in Branch as at July, 1960	No. of Seats
METROPOLITAN REPRESENTATIVES		
(a) Branch Seats		
London (South West)	(433)	1
London (North West)	(492)	1
London (City and Eastern)	(136)	1
Middlesex and Essex (Urban)	(170)	1
(b) Unattached Metropolitan Seats		4
PROVINCIAL REPRESENTATIVES		
Branch or Area Seats		
Bedfordshire, Hertfordshire, Berkshire, Buckinghamshire, Oxfordshire	(182)	1
Cambridgeshire, Huntingdon, Norfolk, Suffolk, Essex (Rural)	(119)	1
Devonshire, Cornwall (including Scilly Isles)	(67)	1
Gloucestershire, Somerset, North Wiltshire	(142)	1
Hampshire (including Channel Isles), Dorset, South Wiltshire	(128)	1
Kent, Surrey, Sussex	(395)	1
Lancashire, Cheshire, Isle of Man	(220)	1
Leicestershire, Northamptonshire, Rut- land, Nottinghamshire, Lincolnshire, Derbyshire	(136)	1
Northumberland, Durham, Cumberland, Westmorland	(106)	1
Mid Wales, South Wales, North Wales	(98)	1
Salop, Herefordshire, Warwickshire, Worcestershire, Staffordshire (North and South)	(233)	1
Yorkshire	(152)	1
Unattached Provincial Seats		2
Junior Quantity Surveyors		2
CO-OPTED MEMBERS		
Liaison from Building Surveyors Panel of the General Practice Committee		2
Liaison Members from Scotland		2
" " " Northern Ireland		1
" " " Eire		1
EX-OFFICIO MEMBERS		
President		1
Honorary Secretary		1
Life Member of Council (Mr. A. W. Davison)		1
Total Number of Committee		39

Volume of Work in Hand by Private Chartered Quantity Surveyors

The following paper was prepared for consideration at the July meeting of the National Consultative Council of the Ministry of Works.

In an endeavour to establish the volume of work in hand by private chartered quantity surveyors and to estimate its probable effect on the future load on the construction industries, the Institution, in May, 1960, sent a questionnaire to every firm of private chartered quantity surveyors in Great Britain (obtained from the 1959-60 List of Members).

Firms were asked to state in some detail the value of projects for which, in the six months ended 31st March, 1960, they had been commissioned (i) to prepare preliminary estimates and (ii) to prepare tender documents.

The information was required to be available for the July meeting of the National Consultative Council of the Ministry

of Works and firms could not, therefore, be allowed much time to complete the forms. The questionnaires were sent out early in the holiday season and this probably caused some difficulty to a number of firms. Nevertheless of 670 firms approached, 366 (54 per cent.) replied. It is hoped that there will be a better response to the next enquiry, to be held in October, 1960.

The work of analysing the replies was undertaken by the Statistical Branch of the Ministry of Works. The Ministry were supplied only with statistical information; they did not know, and had no means of finding out, the identity of the firms supplying the figures.

This was the first exercise of its type to be carried out by the Institution and little detail was previously known about the structure of the profession. To be able to arrive at estimates of the total volume of work in hand, it was necessary, therefore, to work on the basic assumption that the firms which supplied information could, as a group, be taken to be fully representative of the profession as a whole. A number of tests applied to the results suggest that it was not unreasonable to make this assumption. Until, however, the results of later enquiries are known it will be difficult to draw any reliable conclusions. The figures themselves must be treated with considerable reserve and they may need to be amended as further information becomes available.

A number of members reported they had entered the public service, ceased to practise primarily as quantity surveyors, or had retired. It is estimated that probably about 641 firms were actually practising in May, 1960. The following table gives an estimated breakdown of the profession in private practice.

TABLE I

Size of firm (i.e., total number of professional and technical staff* engaged)	Estimated number of firms	Number of professionally qualified surveyors	Number of other technical staff	Total professional and technical staff* engaged
1-5	233	350	350	700
6-10	168	425	850	1,275
11-15	75	300	650	950
16-19	48	300	550	850
20-29	60	450	1,000	1,450
30 or more	57	1,050	2,650	3,700
	641	2,875	6,050	8,925

* Principals and employees

The questionnaire asked for the value of work in hand to be provided, by types of work, under the general headings "future" projects and "new" projects. A "future" project was defined as one for which the quantity surveyor has commenced, in the period under review, the preparation of a preliminary estimate but which has not reached the tender document stage. A "new" project is one for which tender documents were begun in the same period. It follows that a scheme included in one return as a "future" project might be expected to be shown in a subsequent return as a "new" project.

There is probably no direct comparison between the results of this exercise and those produced by the quarterly enquiries into architects' new commissions undertaken by the R.I.B.A. In the public sector, for example, it is much more common to nominate a quantity surveyor than it is to nominate an architect. The R.I.B.A. in 1958 undertook an enquiry into the average time taken to complete various sections of the "prior to building" stages of a job. The

results suggest that, on average, that part of the work of a private quantity surveyor placed with him by a private architect might be expected to arise about seven months after the appointment of the architect. Insofar as any comparison is possible, therefore, the value of "future" projects produced by the present enquiry should be related to the value of architects' new commissions obtained in the second and third quarters of 1959. It should be borne in mind that the present enquiry did not cover firms in which no chartered quantity surveyor is engaged.

Table II below gives the results of the present enquiry and for convenience the results of the R.I.B.A. enquiries are reproduced in Table III.

TABLE II

ESTIMATED VALUE OF WORK COMMENCED BY PRIVATE QUANTITY SURVEYORS DURING THE SIX MONTHS ENDED 31ST MARCH, 1960
(£ million)

Type of Building	"Future" Projects	"New" Projects
<i>New Housing</i>		
For public authorities	40	61
For private developers	18	14
<i>Other New Building</i>		
Private industrial building	39	43
Private offices	40	26
Other commercial and miscellaneous building for private clients	41	30
Educational building (public and private)	86	72
Other building for public authorities	91	81
	355	329

TABLE III

ESTIMATED VALUE OF ARCHITECT'S NEW COMMISSIONS
(£ million)

Type of building	1st April-30th September, 1959	1st October, 1959-31st March, 1960
<i>New Housing</i>		
For public authorities	41	31
For private developers	125	182
<i>Other New Building</i>		
Private Industrial Building	62	109
Private Offices and Banks	29	51
Other commercial and miscellaneous building for private clients	78	92
Educational (public and private)	57	83
Other building for public authorities	55	83
	447	601

It should be stressed that the main object of these enquiries is to indicate trends; it is not, of course, possible to do this from the returns for one period alone but, assuming that none of the "future" projects reported in the present enquiry is affected by recent economic measures taken by the Government, an increase of some 8 per cent. in "new" projects included in the next returns is indicated. It is impossible to forecast at this stage what the trend of "future" projects might be.

At a time when the need to increase Britain's exports is being stressed, it is of particular interest to note that the 366 firms who replied to the enquiry reported a total of almost £16 million of projects overseas on which they were engaged.

Cost Research Panel

PRESENT AND POTENTIAL USES OF THE BILL OF QUANTITIES

Questionnaire to Quantity Surveyors

The Institution's Cost Research Panel has circulated copies of the following questionnaire to a number of quantity surveyors. Further questionnaires have been sent to architects and building contractors. It is hoped that the answers to the questionnaire will provide the Panel, and the Working Party on Quantity Surveying Techniques, with comment and evidence on the various uses of the bill of quantities. The Panel would welcome comment and evidence from quantity surveyors on any of the topics mentioned below. Copies of the questionnaire are available on request, and information should be sent to the Secretary.

Questionnaire to Quantity Surveyors

A Working Party of the Institution Cost Research Panel is investigating "the systems and operations for which the bill of quantities may be used." It would be of great help to the Working Party if you could provide them with your views on the questions below. The purpose of this questionnaire is to collect comments and evidence on the present uses of bills of quantities, and any changes which you would wish to see. In completing this questionnaire, it is hoped that you will provide, in confidence, examples arising from either merits or weaknesses of the system. Comments need not be exhaustive as the Working Party may wish to get in touch with you again, if the need arises.

1. Unless otherwise requested or instructed, do you present your bills of quantities—

- (a) in the traditional trade-by-trade method, or
- (b) with minor variations from the trade-by-trade system, or
- (c) in a substantially different form? If so, please give a brief description.

2. Are you satisfied that the bill usually prepared by you adequately fulfills the requirements of those who use it?

3. In your opinion should the bill include—

- (a) Annotations YES/NO*
- (b) Schedules (doors, windows, finishings, etc.) YES/NO
- (c) Explanatory notes (on points of construction, e.g., repetitive items of work) YES/NO
- (d) Outline drawings YES/NO

* Delete as appropriate.

4. To what extent do you use the Bill for—

- (a) Cost analyses?
- (b) Detailed reconciliation of tenders and estimates?
- (c) Keeping in touch with building costs—for particular schemes or for work in general?
- (d) Compiling estimates and cost plans for other jobs?
- (e) Preparing interim valuations?
- (f) Settlement of final accounts?

5. Any suggestions as to alterations in the form of the bill which would assist you in the uses mentioned in Question 4?

6. It has been suggested that changes in the form of presentation of the Bill, aimed at increasing the scope of usefulness might detract from its primary function of enabling a contractor to prepare a tender speedily, accurately and with a minimum of risk. Do you subscribe to this view?

7. Any general comments or criticisms which you feel would help the Working Party in its investigations?

INDICES OF BUILDING COSTS BY TRADES—TWO-STOREY AND MULTI-STOREY HOUSING

	Two-storey Housing		Multi-storey Housing	
	1st Quarter 1960	2nd Quarter 1960	1st Quarter 1960	2nd Quarter 1960
Substructure	111	113	113	114
Concretor	110	110	112	113
Bricklayer	111	112	111	112
Pavior and Roofer ...	114	115	109	110
Carpenter and Joiner ...	105	108	105	107
Steel and Ironworker ...	123	123	122	122
Plasterer	110	112	110	112
Plumbing and Heating ...	114	116	115	116
Gas Fitter and Electrician	105	106	99	100
Lift Installation	—	—	123	124
Glazier and Painter ...	111	113	115	117
Totals	110.3	112.1	111.0	112.1

This table shows the indices of building costs by trades for the first two quarters of 1960: 1954 equals 100. Figures for the second quarter are provisional. Pending full information on productivity, the trend for the previous year has been assumed as continuing.

During the first six months of the year, the indices showed an increase of up to two per cent., largely as a result of the wage increase in April. Increases in the price of bricks and softwood, used extensively in two-storey housing, explains the greater rise in that series. Decreases in the prices of cement and non-ferrous metals more than compensated these increases in the flats' series. Increases occurred in cast stone, lime cast-iron items and glass, whilst decreases occurred in steel plates, electrical cable and paint.

FIRST BRANCH COST PLANNING COURSE

The Bedfordshire and Hertfordshire Branch Quantity Surveyors Committee held a "Summer School" on Cost Planning on 11th June, 1960, at the County Hall, Hertford. The course was introduced by the Committee's Chairman, Mr. C. M. Nott (Fellow), and the programme included:—

1. "The Architect's Case for Cost Planning"—given by Mr. Stirrat Johnson-Marshall, C.B.E., Member of the R.I.B.A. Council.

2. "A Project Cost-Planned"—(a) The Brief and Specification; (b) Approximate Quantities; (c) The Effect on Office Organisation of sectionalised Bills of Quantities—given by K. H. Norman, M.C. (Professional Associate) and D. L. A. Stracey (Professional Associate).

3. "The Pricing of Approximate Quantities" and "Comparative Cost Alternatives"—given by W. James (Fellow), Chairman, Quantity Surveyors Committee.

4. Discussions in three Groups, of the lectures and reporting back of the Groups' queries and conclusions.

5. Open general discussion and examination of typical illustrative documents.

Official guests were Messrs. G. C. Fardell, M.B.E., A.R.I.B.A., the Hertfordshire County Architect; S. G. Rose (Fellow) the Branch Chairman; J. H. M. Sims, Honorary Secretary Junior Organisation Quantity Surveyors Committee; and I. G. Neilson, Under-Secretary of the Institution.

Report of the Post-graduate Cost Planning Course, November, 1959: Review

Organised by the L.C.C. Brixton School of Building, sponsored by the Quantity Surveyors Committee and the Cost Research Panel of the Institution. Available from the Institution, price (to members) 12s. 6d.

"Cost planning may be described as the systematic application of cost criteria to the design process, so as to maintain, in the first place, a sensible and economic relationship between cost, quality, utility and appearance and, in the second place, such overall control of proposed expenditure as the circumstances dictate", which being interpreted means

Cost planning is a system of relating the design of buildings to their cost, so that, whilst taking full account of quality, utility and appearance, the cost is planned to be within the economic limit of expenditure.

A canvasser for an economic survey recently called on the writer and, hearing his opinion of economics, said "Well, it's really largely common sense!" Stripping our subject of the economic jargon, the question is "Do we erect buildings because we want certain accommodation, or because we have a certain amount of money to spend?" The answer is "both," and the problem is to relate one to the other and the other to one, perhaps an even shorter summary of the above-quoted paragraph from one of the contributions to the Report.

This Report is compiled from the papers and discussion at a post-graduate course on cost planning, each lecturer providing his contribution amplified by points arising in discussion. The result is wordy (and figury) and needs much time and concentration for its study. It is absolutely impossible for surveyors to read all the material that comes from the presses, so we have to be selective: moreover, I hear the agonized cry from examinees, "How much of this stuff are we supposed to know?"

Mr. Wales' article is lucid and concise, and it is to be commended as the best précis of the subject in this volume. He is satisfied, and proves with a table of figures, that elemental analysis, relating all elements to a price per foot super. based on total floor area, does not serve the purpose claimed for it (may the epidemic of elemental bills soon die out!), and he emphasizes that a library of records is only of use to the firm or department who compile them. He points out, too, that there is no *right* price for anything and that "the vagaries of tendering," i.e. unexplained differences

in pricing between one contractor and another, may easily throw out estimates which are based on theoretical principles. He is satisfied that a first estimate must be on a price per foot cube or foot super., provided the surveyor realises the danger of this (the trouble is that first figures stick in the client's mind, and, if this is to be the basis of the subsequent cost plan, where are we?) His analysis of cost has very few elements and each is valued by the most suitable unit—the shell, heating and ventilation per foot cube, internal walls and partitions and electrical work per foot super., cold water services, fittings and wastes per sanitary fitting. For such items as internal finishes and fittings he relies on an assessment made according to their nature, since they are not directly related to any overall unit.

What strikes the writer about the science of cost planning as already much publicised and further expounded in this volume is the enormous number of guesses one has to make, all of which may be far out. There is, of course, a chance of compensating errors, but he feels that one guess at a price per foot super. or foot cube, based on records adjusted as necessary, intuition (and luck!) is just as likely to be satisfactory and save a lot of time. In other words, taking the last example in the volume, is not the first £136,600 one-page estimate on a cube basis good enough for a tender of £141,035 without the expenditure of all the man-hours necessary to produce the 16-page closely typed cost plan (for which there must be many more sheets of calculations)? We must not forget that pre-tender estimates can only be approximate. If we really could be accurate, there would be no need for bills of quantities or tendering. Contractors would say "Mr. A. says that £x is the right price, I will contract to do the job for that."

The profession is finding it hard enough to get the traditional work required of it done (witness the advertisements for staff), and it is difficult to see how it can find the time to do all this. So far as remuneration is concerned, one contributor says "There is always the existing scale for approximate estimates," but this is no answer to a client who has, in fact, just turned a deaf ear, saying that the architect's fee includes for approximate estimates. What about economics from the surveyor's angle?

Is theory being overdone, and are quantity surveyors losing what they were always reputed to have—a sense of proportion? A. J. W.

Officers' Conference

In November, 1959, the Officers of the Quantity Surveyors Committee held their fourth Conference with the Chairman and Honorary Secretaries of the quantity surveyors sections of the Branches. Twenty Branches and the Junior Organisation Quantity Surveyors Committee were represented and the Officers were also glad to welcome observers from the four Metropolitan Branches.

The purpose of this informal Conference was to enable the Officers of the Quantity Surveyors Committee and of the Branches to exchange views and information. The Conference discussed resolutions on various matters relating to practice, fees, training, internal and external relations, education, cost research and points of current interest on resolutions submitted by the following branches:—

Beds and Herts, Hampshire, Dorset and S. Wilts, Lancs, Cheshire and Isle of Man, S. Wales and Monmouth, Warwick, Worcester and S. Staffs and the Junior Organisation Quantity Surveyors Committee.

Action has been taken by the Quantity Surveyors Committee on the main matters arising from this Conference including public relations, internal relations, the review of educational policy as it affects chartered quantity surveyors and the revision of the Scale of Professional Charges for Quantity Surveying Services (Scale No. 36). In particular, the attention of members is directed to the Report of the Special Committee on the Review of Educational Policy which was issued with *The Chartered Surveyor* for June, 1960, and the review of the constitution of the Quantity Surveyors Committee (see note on page 127 ante).

The fifth Officers' Conference will be held at the Institution on Tuesday, 15th November, 1960, primarily to discuss matters submitted by the quantity surveyors sections of the Branches. Any members who wish to submit matters for discussion at this Conference should get in touch immediately with the Honorary Secretary of their section.



LAND SURVEYING AND MINING SURVEYING

"Do It Yourself" Aerial Photography in Fiji

By R. H. REGNAULT (Professional Associate), M.S.I. (N.Z.) and E. WALKER (Professional Associate),
of the Lands, Mines and Surveys Department, Fiji.

THE PROBLEM

Both from the ground and from the air, Fiji is a much photographed territory. Terrestrial photography was obtained between 1910 and 1912 during the primary triangulation of Viti Levu by Captain G. T. McCaw. The photography was confined to the north coast of Viti Levu, and, as far as is known, no use was made of it. Aerial photography, taken between 1944 and 1956, exists of various areas of the colony at scales of $7\frac{1}{2}$, 16, 20, 50 and 63 chains to an inch, taken by various air survey organisations and the Royal New Zealand and Royal Australian Air Forces. Yet such is the climatological problem, and so great is the present-day use of aerial photographs for every purpose that in 1957 it became apparent that further photography was urgently required, and in fact a constant future demand for photography could be foreseen.

The most urgent requirement was for large-scale photography of the ten towns and townships to supply detail information for the production of town planning maps (see Fig. 1). Town planning in Fiji prior to 1958, including the still operative Suva Town Planning Scheme, took the form of extended exercises in land sub-division, the boundaries of proposed use zones and the lines of future roads being determined somewhat arbitrarily. Due largely to the absence of qualified and experienced specialist staff, preliminary surveys of social, economic and physical factors had not been undertaken. Consequently the base maps used for town planning were generally confined to existing land ownership and road boundaries forming in effect a mosaic of cadastral surveys.

With the setting up of a town planning branch in the Lands Department under a qualified officer towards the end of 1957, it became evident that entirely new sets of plans were in urgent need of preparation for urban and peri-urban areas, showing sufficient details of natural features and surface improvements to form a satisfactory background for the more specialised town planning surveys. Although the ideal was considered to be maps comparable with the large-scale United Kingdom Ordnance Survey plans, it was realised that financial stringency and lack of time would preclude detail survey by ground methods. This need emphasised the importance of aerial photography in obtaining the necessary information quickly and cheaply. Although it was appreciated that, with the means available, a certain loss of accuracy

would result from the adoption of this course, it was nevertheless felt that the loss would be within tolerable limits for town planning and general local government purposes.

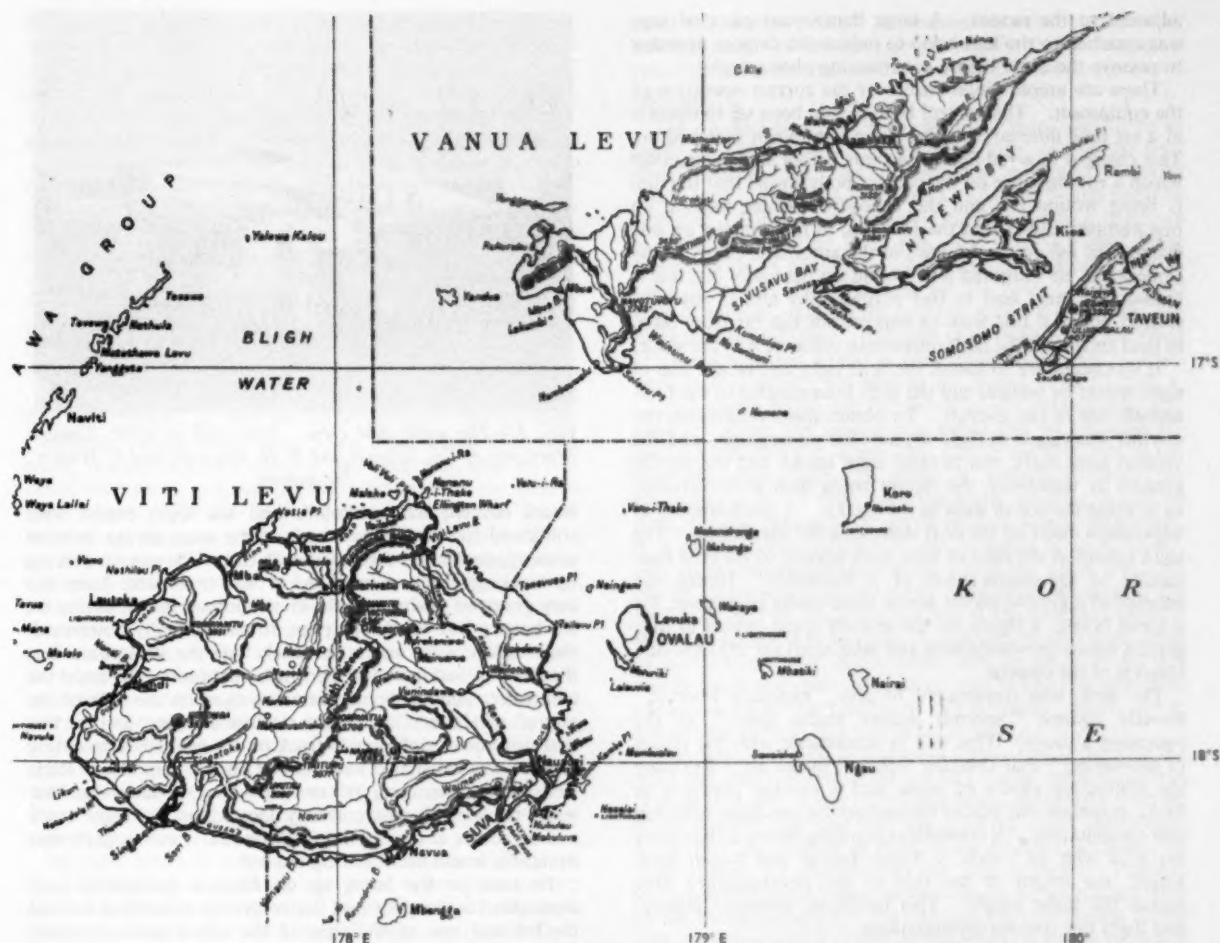
In 1956 the Royal New Zealand Air Force had photographed the Suva peninsula from a height of 2,400 feet using an F.24 camera with 5-inch focal length lens. This produced photography at a scale of 1 : 5750 which was used primarily as an aid to the census of population of that year. Their commitments for 1958, however, made it unlikely that they would be able to carry out the township photography. Moreover, the cost of a Sunderland aircraft, with which the squadron is equipped, is £145 per hour, a discouraging figure to include in any planning for future photography. It was therefore decided to try to carry out the exercise departmentally. The local airline, Fiji Airways, operating Drover aircraft within the colony, were approached and agreed to co-operate in the enterprise. The Royal New Zealand Air Force agreed to lend equipment and a submission was made to Government for the allocation of funds. The expenditure of £500 was approved in December, 1957, and an immediate start made on aircraft modifications.

THE SOLUTION

Aircraft modification and equipment

The de Havilland Drover is an eight-passenger, three-engined, low-wing metal aircraft powered by three Gipsy major engines giving it an operational endurance of $3\frac{1}{2}$ hours at 120 m.p.h. and an operational ceiling of 10,000 feet. It has, therefore, a fairly limited role as a photographic aircraft but it is inexpensive to use and can operate from small strips. This is an important factor, as apart from the International Airport at Nandi and Fiji Airways' home aerodrome, Nausori, the aerodromes of the Colony consist of single grass strips averaging 1,200 yards in length and 100 yards wide. Trials have indicated that they are not suitable for operation with heavy, high performance aircraft. The main disadvantage of the Drover is the restricted forward view from the control cabin due to the centre motor which also makes it impossible to site a camera-operating position in the nose. Its light weight and consequent instability in turbulent weather are other unsatisfactory factors.

The camera, borrowed from the Royal New Zealand Air Force, was an F.24 with a 5-inch focal length lens fitted in a type 25 mount. A similar camera, with accessories, has



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FIG. 1.—Colony of Fiji showing towns and townships

since been purchased departmentally. It was mounted in the rear section on the starboard side opposite the door and was electrically operated (see Fig. 2). The electrical controls were fitted on wedge plates screwed on to a base board on the floor on the left-hand side just forward of the door. A drift sight of the type used on Sunderland aircraft was also borrowed, and was, in the first instance, mounted on the door projecting sideways through the window space. This was a special door fitted by Fiji Airways, the window having been removed to permit oblique photography. Its fitting was a matter of minutes. A vertical steel bar attaching the camera mount to the aircraft longitudinal members was drilled in two places so that the mount could be raised to accommodate the 7-inch lens cone, which is also available with this camera. When in position the end of the lens cone, 5 inches in diameter, was located $\frac{1}{2}$ -inch above the hole in the outer skin which was 8 inches in diameter. As the aircraft is of stressed skin construction, plans of the proposal to locate a camera hatch had been submitted to the makers for authority to carry out the modification. A square reinforcing plate was riveted across the hole to the two longitudinal members between which it was located, and an external cover plate fitted for normal passenger operation of the aircraft.

No hatch cover was used during photographic flying, nor found to be desirable, the camera being placed in position in the mount after take-off and removed before landing. During take-off and landing, it was strapped securely into seat No. 6

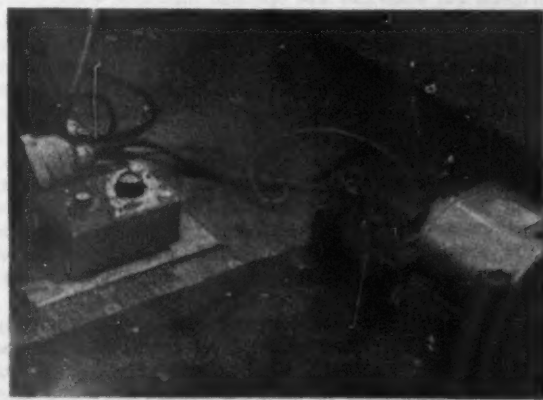


FIG. 2.—The installation in the aircraft

adjacent to the mount. A large flamboyant piece of tape was attached to the lens hood to induce the camera operator to remove the hood before commencing photography.

There are ample visual checks of the correct operation of the equipment. The control box, having been set to operate at a set time interval, shows a green light when switched on. This changes to a red light 3 seconds before shuttering, after which a rotating disc on the camera body shows that the film is being wound on, and the exposure counter moving up one number, shows that the film has, in fact, moved on one frame. In the event of failure of the automatic controls, the camera can be shuttered and wound on manually but this is tedious and may lead to bad photography and it was considered policy if this were to happen not too far from base, to land and rectify the fault rather than continue with the sortie.

It was necessary to install the drift sight so that the line of sight would be vertical and the drift lines parallel to the fore-and-aft line of the aircraft. To obtain these conditions, the aircraft was rigged in flight attitude for photography and the vertical sight mark and parallel sight marks laid out on the ground by theodolite, the mount being then so constructed as to bring the line of sight to the marks. A small amount of adjustment exists on the drift sight scale for parallelism. The sight carries in the field of view lines normal to the drift lines similar to the stadia hairs of a theodolite. Timing the passage of a ground object across these stadia hairs gives, for a given height, a figure for the ground speed, which in turn gives a figure (pre-calculated and tabulated) for the exposure interval of the camera.

The table was constructed to give "exposure interval" directly against "seconds across stadia hairs" at the operating altitude. This was in accordance with the policy of preventing "that thinking feeling" in the air. Realising the distracting effects of noise and a moving platform in flight, emphasis was placed throughout on pre-flight planning and computation. A convenient planning factor is that using the F.24 with its 5-inch \times 5-inch format and 5-inch focal length, the length of the side of the photographed area equals the flight height. This facilitates exposure interval and flight line spacing computations.

The camera mount and the location and installation of the electrical controls were found to be entirely satisfactory; the photographs showing no sign of image movement due to vibration or of smoke, haze or oil from the centre engine. On one sortie the automatic control box failed to operate the camera shutter (the Air Force type 35 control box is apparently a somewhat temperamental performer in the tropics) but when this was operated manually, being timed by a stopwatch, the automatic controls completed the cycle of winding on the film and applying the pressure plate. It is thought that this might have been due to a faulty solenoid in the camera, although when this was tested on the ground it worked satisfactorily.

Flight procedures

The crew comprised the Fiji Airways pilot and the writers, both ex-pilots (R.A.F. and R.N.Z.A.F.) who acted as camera operator and controller-navigator. On the last flight of 1958, another member of the department was co-opted as camera operator. Good teamwork and mutual understanding assisted greatly in achieving the final results.

The intention was to obtain standard vertical photography with 60 per cent. overlap and 30 per cent. side lap. The flight tracks were marked on 1 : 50,000 map series sheets with transverse lines showing the camera start and stop points. The maps were carried on an 18-inch \times 12-inch clip



FIG. 3.—The plane and crew. From left to right, Captain Morrissey of Fiji Airways and R. H. Regnault and E. Walker, the authors

board covered with astrofoil, and the flight tracks were continued for the whole length of the map, giving in most cases approximately 6 miles at each end of the run for picking up tracking check points. As it was impossible from the very cramped position of the controller-navigator, sitting on the battery box beside the pilot, to see vertically downward, the location of the aircraft precisely over the start points was the most critical factor of the whole operation. To assist the controller, sighting points were arranged on the side of the aircraft windscreen and on the starboard engine, and the line that this line of sight would track on the ground at operating altitude was calculated and marked on the map also. Runs were short, averaging 60 seconds—10 exposures—so that when the aircraft was correctly located on the flight track and on course at the beginning of the run, it was unlikely that deviation would occur during the run.

To assist in the lining up on distance landmarks, twin foresights for the pilot and the controller were sited, one on the left and one on the right of the centre motor cowling. These were made of duralumin, and in use were lined up with drift lines drawn on the inside of the front windscreen. They were useful in the initial lining-up on track before the final corrections were made, and in maintaining the flight track when this had been achieved.

At the end of each photographic run, the aircraft continued on course for 2 minutes and then carried out a turn onto a course of reciprocal ± 30 degrees. This turn was done right- or left-handed in order to present the next flight track on the right-hand side of the aircraft, where the controller was sitting. When the flight track appeared to be at an angle-off of 30 degrees, a turn onto course was made at which point the camera start point would be about $1\frac{1}{2}$ to 2 miles away and small corrections could be made to bring the aircraft over the flight track at the start point. Unfortunately, in the initial stages there was no radio intercommunication in the aircraft and communication was by way of hand signals and shouting.

For the photography of those areas not covered by the 1 : 50,000 map series, mosaics were made from the 20,000 feet photography for use as flight maps. They were found to be better for the purpose than the 1 : 50,000 map, and will be used where possible in the future.

Drift and exposure interval were determined for both flight directions by one run over the target, using the drift sight and a course and speed calculator. While this gave

satisfactory results throughout for calculation of exposure interval—the limits of which are quite wide—in turbulent weather it was found difficult to obtain steady drift readings, and it was later found better to pin-point the aircraft's position at the beginning and end of the navigation run and obtain the drift and ground speed by scaling on the flight map.

The camera operator, who also took the drift readings, was responsible for setting the exposure aperture, exposure interval and drift on the camera and control box. He also started and stopped the camera on directions from the controller, and endeavoured to keep the camera level during the run. It was found that in smooth weather the camera level bubbles did not deviate from their central position, while in turbulent weather it was impossible to compensate quickly enough for the bump that came just before exposure time.

When the first results were plotted, it became apparent that this method of location could not give 100 per cent. reliability. Many runs were flown right along the flight track, but on two runs side-lap had been lost, and on one other very much reduced by mis-alignment of the photographic runs. Another fault which resulted in the loss of side-lap on two runs was the incorrect tabulation of the aircraft compass error. The deviation was found to be 8 degrees out on northerly headings and wrong to lesser extents on other headings. The compass was re-swung, and thereafter found to be completely reliable.

Consideration of these results led to a change of technique. A mount was made for the drift sight so that it could be mounted, inverted in the camera mount in such a way that it could rotate and swing fore and aft in the plane into which it was rotated. The rotatable graticule for measuring drift was turned so that the drift lines were parallel to the plane containing the line of collimation of the sight, and locked. Intercommunication between the pilot and the camera-operating position was installed.

By these means it was possible to scan forward along the line of flight and to direct the pilot so as to bring the aircraft over the flight track exactly. Approximately half-a-mile before the camera start point, the drift sight was removed and the camera placed in position and started. The tracking could then be checked by sighting through the camera hatch and any necessary corrections made. This technique was used for obtaining the fill-in runs necessary to complete the photography of those townships already attempted and was found to be successful. Having to remove the drift sight and substitute the camera was obviously undesirable as a permanent measure, and a forward scanning drift sight has now been installed in the forward section of the aircraft.

The procedure now used to locate the aircraft on the pre-determined flight track is as follows:—

The pilot locates the aircraft approximately off the end of the flight track and turns onto course—drift and exposure interval have already been determined by a run over the area.

The navigator scanning forward through the drift sight picks up a check point on track and reads the angle off from the drift scale. He then gives the pilot a course alteration so as to bring him on track. The first alteration given is usually twice the angle off, so as to bring the aircraft onto track well before the camera start point.

The line of sight of the drift sight is then set parallel to the desired flight track—i.e., the amount of the course correction is set off in the opposite sense on the drift scale. When the check point again appears in the field of view of the drift sight and is approaching the centre hair the direction "on course" is given to the pilot who resumes the course to make

good the desired track. Subsequent corrections are small and are continued as necessary throughout the photographic run, care being taken that turns are made between exposures.

Mapping

The production of the town planning maps was to be at scales of 2 chains and 6 chains to an inch, and so the final photographic product was designed to be at a scale of 4 chains to the inch. The F.24 produces a 5-inch \times 5-inch negative and with a 5-inch lens the flight height to produce negatives at 4 chains would be 1,320 feet. To allow a higher flight altitude with its consequent gain in cover and reduction in costs, it was decided to enlarge by 2.4 times to the desired scale of 4 chains, making the negative scale 9.6 chains and the flight height 3,170 feet. It can be said roughly that the costs of the photography would be reduced directly as the enlargement factor, so why not enlarge yet more? The 12-inch \times 12-inch prints which are the result of the enlargement are, however, about the largest size which can be conveniently handled and also the largest that will fit the platform of the projector with which the detail is transferred from the photographs to the town planning maps (see Figs. 4 and 5). Also, further enlargement would lead to loss of sharpness. It is intended to produce two sets of prints of each survey, one on double-weight semi-matt paper for office use, and one on single-weight glossy paper from which mosaics of the townships will be made for the use of the township boards. Where much use is to be made of photographs, for example in connection with land development surveys, glossy prints will first be made and these will then be used to produce photostat copies on which the field work will be done. Much use of the photographs in this way is anticipated.

The mosaic of cadastral surveys referred to as forming the basis of earlier town planning is in fact, under the Australasian system of survey, a net of ground marks accurately fixed by ground survey and tied into the surveyed street alignments. To control the plotting of detail from the aerial photographs these surveys are plotted onto the 2-chain sheets. Tracings are taken of required sections and placed on the tracing table of the Grant projector. The photograph appropriate to the area to be mapped is placed on the platform of the projector and adjusted with the scale and tilt adjustments to fit to street lines and visible allotment boundaries. Detail is then traced off and transferred to the master sheet. Ground control identification in the field is reduced to a minimum on economic grounds but a field check of completed sheets is carried out.

Photographic data

The F.24 has available exposure speeds between 1/300 and 1/500 seconds and aperture stops of f.4, 5.6, 8 and 11. The aerial film used was Ilford Hyperpan, generally in 56-foot lengths, as the Air Force magazines were the standard size taking this length of film. Because of a misunderstanding during ordering, the first batch of film received proved to be in 112-foot lengths and perforated down one side,—standard film being unperforated. A trial was made of cutting this film in two and charging the standard magazines with it. This proved a satisfactory though "unconstitutional" expedient, and the film was used in this way, only one frame failing for unknown reasons, throughout its use.

All photography in the first year's photography was done at an exposure of 1 in 300 th., and apertures f.8 and f.11; the criterion, handed on from the R.N.Z.A.F., being to use f.8 "if it's not too bright" and f.11 "if it's nice and bright." This appears to work, the quality of the photography being of a good standard generally. Difficulty was experienced



FIG. 4.—An example of photography—a section of Lautoka

weather for flying, consistently good results should be more easily obtained.

Photography obtained with the F.24 camera is suitable for a wide range of survey purposes, and is consistent with the plotting equipment in the Department. For large-scale surveys, however, and where the accurate determination of heights is required it is desirable that the survey should be done by a combination of a precision survey camera and plotting machine. The desirability and possibility of buying or hiring such a precision camera and the means of having surveys plotted, are being investigated.

Weather

Cloud has frustrated the efforts of all who have attempted to obtain complete aerial photographic cover of Fiji. The group of islands, placed in the path of moisture-bearing winds, is a natural cloud former. Stratus forms with a base of zero to 8,000 feet, while cumulus type develops to a great height with a base of 3,000–4,000 feet. Both types occur at all times of the year but it can be said generally

with the odd small, but thick cumulus cloud, in the dense shadow of which detail was sometimes lost. Developing and enlarging were carried out by the R.N.Z.A.F., using standard solutions, and exposure times indicated by the results of the first contact proofs.

CONCLUSIONS

Aircraft and equipment

It is evident that usable aerial photography can be obtained cheaply by this combination of departmental personnel, chartered aircraft, and borrowed or inexpensively-acquired equipment. It is considered that the present equipment should be satisfactory for all photography within the scope of the aircraft.

The Drover, while not the ideal photographic aircraft, is quite suitable and if more care is taken in the selection of good

FIG. 5.—A section of one of the 2 chain sheets of Lautoka



that the former is more prevalent during the dry months of May to September, while the latter is more associated with the wet season. Further, the south-east side of all islands is the more affected. All operators have stressed the importance of on-the-spot weather observation and have attempted to locate their units as close to the photographic area as possible, although where high performance aircraft have been used, this has not been very close. The local unit has great advantages in this respect, as the Fiji Airways Drover can operate from all strips in the Colony. In addition all schedule flights can, and do, give "actual" weather reports in the air when requested. When this is linked with the ease and speed with which the camera and equipment can be installed (the aircraft can be ready to fly on photography, including daily servicing, in one hour) the amounts of wasted photographic weather and wasted flying time are greatly reduced. Although, to illustrate the magnitude of the problem, there have been instances when the photographic team, sitting right on the end of the area watching the weather, have got airborne only to find that cloud had formed during the time taken to reach flight height. Here it should be stated that the chosen flight height of 3,170 feet, selected by a scale focal length calculation, appeared on the experience of the first year's photography to be unfortunate as it coincides with the general cloud base level of cumulus cloud, with its associated turbulence, and also marks roughly the upper limit of the influence of the sea breeze. Although this is not a serious consideration as drift settings are made from observations on the spot and not from forecast data. Due, however to the time taken to develop the unit and become operational, flying was later in the year than was desirable and turbulence was experienced which would not be expected during the cool season. Furthermore, this flight height is so geared to user requirement that it will be difficult to vary it without changes in equipment and techniques and an increase in costs.

Future plans

Future plans for photography include the re-photography of Suva at 2,220 feet and coverage of some of the outer islands of the Group and the filling-in of the gaps in the 1:16,000 photography at a height of 6,650 feet. The last is a long-term project, probably extending over several seasons, but a start will be made on those areas of Vanua Levu of which no photographic coverage at all has as yet been obtained. It is also intended to obtain photography of areas for which land development schemes are proposed, and consideration is being given to the use of aerial photographs in certain types of cadastral survey—involving under the Torrens system, a guarantee as to parcel—and it is possible that a considerable amount of photography may come to be carried out for this purpose.

Acknowledgment

The work could not have been accomplished without the whole-hearted co-operation which has been given by the personnel of the Royal New Zealand Air Force and by Fiji Airways, who fostered the project with energy and resource throughout the development and operational stages.

Economics

In the first year's photography, the basic field work for the large-scale detail and topographic survey of about 38,400 acres was carried out at a cost of £650, or 4d. per acre. The 2-chain set of plans of Lautoka, the first of the township plans to be produced, cost £400, or 5s. 6d. an acre. These figures compared with 8d. per acre (the cost of the aerial photography of the Suva Peninsula done by the R.N.Z.A.F. in 1956) and 30s. an acre, the cost of production of similar plans in another territory show that a considerable saving has been made by this "do it yourself" project.

Announcements and Publications

LAND IN KENYA

The Secretary of State for the Colonies was asked a number of questions in the House of Commons on 20th and 21st July, 1960, about land policy in Kenya.

Mr. Macleod said that the Kenya Government had applied to the International Bank for a loan of £5 million to redevelop farms in the highlands for more intensive settlement of good farmers of all races. The Government had already undertaken to make available for this scheme, Exchequer loans of £3,150,000 up to 31st March, 1964. This money was for resettlement and land purchase, not for compensation. The Kenya Government were considering what further schemes to develop land and relieve unemployment could be undertaken within the framework of the 1960-63 development plan.

The Secretary of State agreed that if the economy was to be stabilised and was to go ahead, the biggest problem of all was that of the stability of land values and the security of land titles. The Government regarded the future security of title to land as a matter of vital importance and discussions had taken place with the Ministers of the Kenya Government about the best method of exploring such security and considerable work had already been done.

MINING PUBLICATIONS

Reports of H.M. Inspectors of Mines and Quarries for 1959

NORTH WESTERN DIVISION by R. H. Clough, O.B.E. (H.M.S.O., 3s.)

EAST MIDLAND DIVISION, by H. S. Stephenson. (H.M.S.O., 3s. 6d.)

DURHAM DIVISION, by W. Widdas. (H.M.S.O., 3s. 6d.)

SCOTTISH DIVISION, by H. Hyde. (H.M.S.O., 3s. 6d.)

National Coal Board Information Bulletins

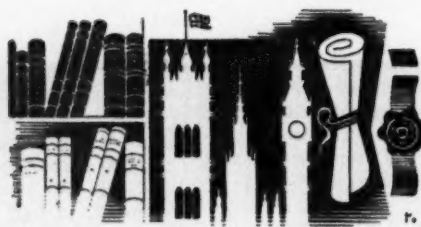
No. 60/217. STATISTICS OF MECHANISED OUTPUT FOR THE YEAR ENDED 1959.

No. 60/218. VISUAL SIGNALLING SYSTEMS FOR UNDERGROUND LOCOMOTIVES.

Miscellaneous

THE REPORT ON THE CENSUS OF PRODUCTION FOR 1958. Part 2.—COAL MINING. (H.M.S.O., 1s. 9d.)

A SUMMARY OF THE REPORT AND ACCOUNTS FOR 1959. National Coal Board, Hobart House, Grosvenor Place, London, S.W.1.



PARLIAMENTARY AND GENERAL

Legal Notes

By H. F. BIDDER (Associate)

1. TOWN AND COUNTRY PLANNING ACT, 1947

Meaning of "open land" in section 33

By section 33 (1) of the Town and Country Planning Act, 1947, power is given to a local planning authority to serve an abatement notice, if the condition of "any garden, vacant site or other open land" is such as seriously to injure the amenity of any part of their area. In the case of *Stephen v. Cuckfield Rural District Council* ([1960] 2 All E.R. 716) the question was whether the land complained of came within the expression "other open land," as used in the sub-section. The facts of the case were agreed.

S. was the owner of a plot of land, 200 yards square, at Pease Pottage, in Tilgate Forest. During the last war, he set up on his plot a sawmill to deal with timber from the forest. He erected certain buildings upon the plot and used them and the remainder of his plot for the purpose of this business.

In 1955 he closed the sawmill and let the plot to a company of car-breakers, who carried on their operations partly in a building and partly on the ground of the plot. The plot was now enclosed in a wire fence with concrete posts. The sawmill and land had formed a "general industrial building." Its use as a car-breaker's yard did not change this character, and no development permission was required for the new use.

The plot became very unsightly, and the local authority, to whom functions had been delegated by the local planning authority, served a notice on the owner under section 33, requiring him to remove from the plot all cars, car bodies and machinery. The land was described as "open land within the curtilage of certain premises." *Lord Parker, C.J.*, in an action brought by the owner, declared that the land was "not a garden, vacant site or other open land within the meaning of section 33 (1)", and that the notice was of no effect in law. He based his decision on the fact that the land was within the curtilage of a building. The local authority now appealed to the Court of Appeal, who dismissed the appeal.

Upjohn, L.J., delivered the judgment of the court. He said that *Lord Parker* had expressed the view that the *prima facie* meaning of "open land" in section 33 covered operations on, or user of, any open land in the sense of land which was not built on. The court agreed that, looking at the section as a whole, and despite the marginal note ("Power to require the proper maintenance of waste land, etc"), unbuilt-on land on which business is carried on is not necessarily excluded from the definition of "open land" for the purposes of the section. The court did not think that

Lord Parker intended to lay down as a rule of construction that the phrase "other open land" could not include unbuilt-on land within the curtilage of a building, but rather that he considered that test as being a useful one in the circumstances of the case before him. *Upjohn, L.J.*, continued: "It is the duty of the court to interpret the language in which Parliament has thought fit to enact statutes, and in particular to resolve verbal obscurities, ambiguities or grammatical difficulties. In this case, however, there are none. The sole difficulty lies in the meaning of the phrase 'open land' when used in conjunction with the words 'garden' and 'vacant site.' When Parliament uses ordinary words such as these, which are in common and general use in the English language, it seems inappropriate to try and define them further by judicial interpretation, and to lay down as a rule of construction the meaning of such words, unless the context requires that some special or particular meaning should be placed on them. . . . As *Somervell, L.J.*, said in relation to the Factories Act, 1937, in *Bath v. British Transport Commission* ([1954] 1 All E.R. 542):

'Where words are . . . perfectly familiar, all one can do is to say whether or not one regards them as apt to cover or describe the circumstances in question in any particular case.'

"In our judgment, whether a piece of land is properly described as a 'garden' or 'vacant land' or 'open land' for the purposes of this section is a question to be determined in the circumstances of each case and the court, whose duty it is to decide; it must exercise its common sense on the matter. While the marginal note to a section cannot control the language used by the section, it is at least permissible to approach a consideration of its general purpose and of the mischief at which it is aimed, with the note in mind. We do not think it right to lay down as a rule of construction a definition which necessarily includes in the phrase 'open land' all unbuilt-on land not surrounded by other buildings, and which would include for example a yard at the back of a factory where goods may be temporarily placed. Equally we would refuse to lay down another definition which necessarily excluded from that phrase a spacious park surrounding a mansion house merely because, by reason of being included within a ring fence, it might properly be described as part of the curtilage. Whether land satisfies the description of 'open land' must be treated as a question to be answered by a consideration of all the relevant circumstances of the case.

"In this case the plot of land in respect of which the notice has been served is open to the air and unbuilt on, but it is fenced and used for the purpose of a car-breakers' yard, some

part of which business is carried on within a building which this piece of land surrounds. None of these circumstances is in itself decisive of the matter, but each points to the conclusion, which we reach without much difficulty on looking at the matter as a whole, that this plot cannot properly be described as open land for the purposes of this section."

2. GAME LAWS (AMENDMENT) ACT, 1960

This Act is entitled "An Act to make better provision for the prevention of poaching," a purpose chiefly effected by giving (section 1) to a police constable powers of investigation and arrest previously exercisable only by registered gamekeepers and their assistants (Night Poaching Act, 1828), or by occupiers of land and certain others (Game Act, 1831); together with authority to the constable to enter on land, if reasonably suspecting that an offence is being committed. Police constables have now power to search persons suspected of poaching, and to seize game, guns and other poaching equipment which may be forfeited (Poaching Prevention Act, 1862). The description of the equipment is improved, but the power of forfeiture is reserved for the court on conviction (section 3). A similar power of search and provision for forfeiture is conferred in respect of persons apprehended under the other Acts mentioned (section 4). By section 5 the fines for offences under these Acts are multiplied by 10; a £2 fine becomes £20, a £5 fine becomes £50. The Act does not apply to Scotland or Northern Ireland.

3. MEN OF BOSHAM

Manorial and navigational rights in tidal waters

Bosham is on one of the narrow inlets of the sea that make up the Port of Chichester. From Saxon days the manor of Bosham was a royal manor. The Bayeux tapestry shows, in lively needle-pictures, Harold embarking at Bosham for his ill-fated expedition to Normandy, first entering Bosham church to pay his devotions, then dining in the manor hall, and wading out to his ship, carrying his hound.

In the earliest days, a royal manor was regarded as a part of the system for victualling the King and his court. The tenants who gathered the fruits of the land, or fetched fish from sea or river, were exempted from paying tolls upon the movement of the produce. When a royal manor passed into the hands of a subject, this exemption was preserved by the common law. The manor was then called a "manor of ancient demesne." To qualify as such, the manor must have been a royal manor at the death of Edward the Confessor—an event also shown on the Bayeux tapestry.

The persons entitled to the exemption from tolls were, and are, the "men and tenants" of the manor. In the popular mind, "men" came to be understood as "inhabitants." The question was discussed, in regard to Bosham, at great length in the recent case of *Iveagh (Earl) v. Martin* ([1960] 2 All E.R. 668), in which *Paull, J.*, decided that "men referred to tenants of a type only found in royal manors and known as 'socmen'." They were tenants of a status inferior to that of freeman tenants. He differed from the opinion given by this predecessor, *Shute, J.*, in 1585, in the *Case of the town of Leicester for Toll*—namely that "an inhabitant within ancient demesne, although he be not a tenant, shall have the privileges." By his decision he destroyed the defendant's contention that he was a "man of Bosham."

Against this picturesque background of mediaeval manners and customs were set, in the *Iveagh* case, the contemporary events that caused the dispute. The events were simple in

themselves; but the trial of the case lasted eight days, and called, so the judge said, for the examination of 43 text-books, cases and other authorities, as well as some very ancient documents.

The defendant, Mr. Martin, came of an old Bosham family, and was very proud of being, as he thought, a "man of Bosham." He was not, during the events in question, a tenant of the lord of the manor of Bosham (Lord Iveagh), though he had since rectified this by taking, in 1958, a lease of one of Lord Iveagh's houses, and would therefore be entitled in the future to whatever privileges a man of Bosham might possess.

After the last war, Mr. Martin, who had been skipper of a yacht, started a business as a marine engineer, fitting out and repairing yachts. He had no yard, but did work on the yachts while they were moored to the quay or piles at Bosham, or beached on the foreshore, or, in one case, hoisted onto the quay. Both the quay, the piles, and the foreshore with its "hard" belonged to the lord of the manor. No dues were at first asked in respect of this use of the quay and foreshore for business activities.

In 1954 the lord of the manor came to the conclusion that Mr. Martin ought to pay something for his use of the quay for commercial purposes, and suggested £100 a year. This roused the resentment of Mr. Martin as being an infringement of what he thought were his rights as a "man of Bosham" and he refused to pay anything at all. The present action was the result. In it the plaintiff claimed for fees due for boats that had been tied up to the piles or quay; the defendant rejected these claims on the ground that he had the right of free mooring. The plaintiff also claimed for fees in respect of hoisting the yacht onto the quay, and for the use of the quay by a car and a lorry; and sought an injunction to restrain the defendant from mooring boats to his quay, and from trespassing upon, or making any use whatever of, his quay or piles. The defendant answered that he had the right to use the quay in the way he had on payment of a reasonable sum. He also claimed rights in connection with navigation under the common law. The writ was issued in 1956, before Mr. Martin had become a tenant of the lord of the manor.

Paull, J., in a long and most interesting judgment, first dealt with the "man of Bosham"—who he is, and what his rights are. He decided that he must be a tenant of the lord of the manor and, as regards his freedom for passage (by water) and from toll, that he has the right permanently to moor a boat, owned by himself and used primarily for the purpose of fishing, on the foreshore free of charge; and to use the quay without payment, but only for the purpose of embarking and disembarking, and of unloading fish or loading fishing tackle. He may keep the boat moored to the quay for reasonably short periods, but not longer than between two consecutive tides when he determines to fish on each of them.

The judge then dealt with the defendant's rights as a member of the public.

First, disregarding the fact that Bosham Harbour is part of a Port, the public have, by the common law, the right of navigation over all tidal waters. This includes all rights necessary for convenient passage, such as anchoring, remaining long enough for loading or unloading, or for completing repairs necessary to enable the vessel to proceed; and waiting for wind or weather. No tolls may be taken by the owner of the foreshore for anchoring, save in a Port. The rights to navigation are analogous to those on a highway on land. They do not include the permanent occupation of

a part of the water over the foreshore, and it is doubtful whether there is any right to have a permanent mooring.

If the owner of the foreshore erects a permanent building such as a quay upon it, he is occupying part of the navigable water. This produces two rights of the public in respect of navigation: (1) The removal of the quay if it seriously interferes with navigation (this is not the case at Bosham). (2) The rights of navigation include the right to land on or embark from the land adjacent to the foreshore, if the navigator has a right to go upon that land. If the quay obstructs this right, the navigator has a right to go upon the quay on payment of a reasonable toll, in order to reach the land or return to the vessel, but only if the vessel has arrived in the ordinary course of navigation. The defendant had been using the quay as a place of business, for vessels that arrived under a contract for repair, or by invitation for that purpose. The defendant had no right to do this without the plaintiff's consent.

The judge next considered what difference the fact that Bosham was a part of the Port of Chichester would make. He said that the rights of the navigator would not be increased. The provision of a wharf gave no right to the navigator to use the wharf, and the charge for its use was whatever the owner and the customer could agree. The only exception

was where circumstances gave the wharf a monopoly of landing goods, or goods of a certain class, in a public port: then the owner must be content with reasonable remuneration for the use of the wharf.

In the present case the plaintiff had no monopoly in the Port of Chichester, and no duties were fixed by prescription or otherwise.

The final judgment of *Paull, J.*, was as follows: "The plaintiff is entitled to judgment on the amount claimed. So far as the claim for an injunction is concerned, it clearly fails in the form claimed. I do not think in all the circumstances of the case I should grant an injunction in any terms. I have deliberately laid down the parties' rights in some detail. This is probably sufficient."

Counsel for the plaintiff asked for costs, though he said that whether the plaintiff would enforce them would be another matter. In view of the fact that the plaintiff had failed to get his injunction, the judge granted him only half of his taxed costs.

It seems to the writer that this case is an outstanding example of the continuity of the strands that make up our law to-day. The rights of Mr. Martin (now a "man of Bosham") are directly derived from the law and the life of the English people a thousand years ago.

Private Street Works

MINISTRY OF HOUSING SURVEY

The Ministry of Housing and Local Government have been carrying out a survey of the arrangements for private street works. This survey has now been completed and the Minister made the following statement in the House of Commons on 29th July, 1960.

"The survey . . . shows that there are at present about 54,000 private streets, that they are widely distributed throughout the country, and that during the next ten years local authorities hope to make up 24,000 of them at a total cost of some £75,000,000.

"Local authorities may make up private streets under either the 1875 code or the 1892 code. The codes have to some extent been assimilated under the Highways Act, 1959, but there remain certain differences between them, the most significant being that under the 1875 code apportionment of the cost to frontagers is based on frontage alone, whereas the 1892 code enables the local authority to take account also of the differing degrees of benefits derived by the frontagers. Most local authorities have adopted the 1892 code, but some 200 still operate the 1875 code.

"Under both codes, local authorities have power to contribute from the rates towards the cost of the works. Some £300,000 has been contributed in this way in the past three years towards costs totalling £10,000,000. Local authorities may accept payment by instalments. Under the Act of 1959, they may also contribute towards the cost apportioned to individual properties having only a flank or rear fronting the road.

"The 1892 code has provision for appeal to the magistrates on a wide variety of counts and, since the 1959 Act, this applies also to the 1875 code. Under both codes appeal may also be made to me. The survey shows that, of the 110,000 frontagers who have had charges made on them in the last three years, only 4,000 exercised any of the rights of appeal open to them. In areas where appeal to the magistrates was available, less than 5 per cent. of frontagers exercised this right. Less than 1 per cent. of frontagers appealed to me.

"The principle that the cost of providing new streets of

a standard suitable for taking over as public highways should fall on the owners of the property which they serve has been long-established and is, in my view, sound. The effect of the New Streets Acts, 1951-1957, is that the cost is now most often borne as part of the initial cost of acquiring the property. It must be remembered that many present owners have directly or indirectly met the cost of making up the roads serving their property. Moreover the value of property served by a private street reflects the contingent liability for street works' charges, and much property has changed hands on this basis.

"I am aware that, in the case of an owner who bought his property before the war, the current cost of making up private streets results in a charge which is much greater than he then expected to pay. But the survey provides no evidence either that local authorities generally adopt higher standards or incur greater costs than are reasonable, or that the cost of making up private streets has increased to a greater extent than other costs involved in owning property—for example, repair costs. Generally speaking, the higher the cost the greater the growth in value of the house when the liability has been discharged.

"My general conclusions from the survey are that there is no ground for any fundamental change in the law on this subject and that the existing law, if sympathetically administered, enables equitable results to be secured and provides means of mitigating hardship in the relatively few cases where that occurs. There is no evidence of general dissatisfaction or complaint among the persons affected. Such dissatisfaction as there is would be reduced still further if all local authorities took full advantage of the opportunities afforded by the law to deal with hard cases. I propose to take this matter up with the local authority associations, with a view to guidance being given to the local authorities."

Parliamentary Notices

NEW LEGISLATION

The following Bills received the Royal Assent on 29th July, 1960 :—

Building Societies Act, 1960 : " An Act to amend the law relating to building societies." (A note on this Act is published on page 106 *ante*.)

Caravan Sites and Control of Development Act, 1960 : " To make further provision for the licensing and control of caravan sites, to authorise local authorities to provide and operate caravan sites, to amend the law relating to enforcement notices and certain other notices issued under Part III of the Town and Country Planning Act, 1947, to amend section twenty-six of that Act and to explain other provisions in the said Part III ; and for connected purposes."

Charities Act, 1960 : " An Act to replace with new provisions the Charitable Trusts Act, 1853 to 1939, and other enactments relating to charities, to repeal the mortmain Acts, to make further provision as to the powers exercisable by or with respect to charities, and for purposes connected therewith."

Clean Rivers (Estuaries and Tidal Waters) Act, 1960 : " To amend the Rivers (Prevention of Pollution) Act, 1951, so as to give to River Boards powers to deal with new outlets and new discharges of trade or sewage effluent into tidal waters or parts of the sea."

Corporate Bodies' Contracts Act, 1960 : " To amend the law governing the making of contracts by or on behalf of bodies corporate ; and for connected purposes."

Finance Act, 1960 : " To grant certain duties, to alter other duties and to amend the law relating to the National Debt and the Public Revenue and to make further provision in connection with Finance."

Offices Act, 1960 : " To make further and better provisions for health, welfare and safety in offices ; and for purposes connected therewith."

Statute Law Revision Act, 1960 : " An Act to revise the statute law by repealing obsolete, spent or unnecessary enactments." The Act repeals, *inter alia*, all the provisions relating to Scotland contained in the Town and Country Planning Act, 1959 (these provisions are now contained in the Town and Country Planning (Scotland) Act, 1959.)

STATUTORY INSTRUMENTS

Housing

The Housing (Forms) (Scotland) Regulations, 1960 (S.I. 1960, No. 1143, 3s. 0d. net) prescribe the forms in which orders, notices, advertisements, statements and other documents should be made under the provisions of the Housing (Scotland) Acts, 1950 to 1959.

Opencast Coal Regulations

The Opencast Coal (Annual Value and Other Land) (Variation) (No. 2) Regulations, 1960 (S.I. 1960, No. 1248, 3d. net) increase to 7 per cent. the rate of interest prescribed by the Opencast Coal (Annual Value in Special Cases) Regulations, 1959, and the Opencast Coal (Other Land) Regulations, 1959.

Law Cases

This Section is intended only as a clue to the Reported Cases

COURT OF APPEAL

(Lord Evershed, M.R., Pearce and Harman, L.JJ.)

TRUSTEES OF TOLLEMACHE SETTLED ESTATES
v. COUGHTRIE (INSPECTOR OF TAXES)

[26th, 29th February and 1st, 24th March, 1960]

Revenue—Income tax—Excess rents—Land—Royalties of sand-pit—Whether actual or notional receipts taken in making assessment—Whether royalties part of rent—Income Tax Act, 1952 (15 and 16 Geo. 6 and 1 Eliz. 2, c. 10), ss. 82, Sch. A., paras. 2, 175 (1) (a).

By a lease dated 17th December, 1946, a sand-pit was let for a term of 21 years from 25th March, 1946, at an annual surface rent of £10 and a royalty of 6d. per ton for all sand worked. In 1946-47 the royalties payable under the lease were just under £100, but they mounted steadily and in 1955-56 were £850, an average of about £390 a year. At first the sand-pit was not separately assessed to Schedule A, but for the year 1953-54, following the decision in *Russell v. Scott* [1948] A.C. 422 ; 64 T.L.R. 297 ; [1948] 2 All E.R. 1 ; 30 T.C. 375, it was assessed to Schedule A tax in the sum of £3 5s. and assessments of £5 and £1,000 in respect of excess rents and royalties respectively were made under Schedule D. On appeal the General Commissioners held that the royalties were within section 175 of the Income Tax Act, 1952, and should be treated as excess rents under Schedule D, and they altered the assessment to £35 in respect of the dead rent and £646 in respect of the actual royalties received in that year, less the Schedule A assessment, the net aggregate figure being £681. The taxpayers appealed.

Upjohn, J., reversed the decision of the commissioners holding that the assessment should be on Schedule A principles, and ordered that the case should be remitted to the commissioners to adjust the assessment in accordance with his judgment.

On appeal it was admitted that the royalties were covered by section 175 of the Income Tax Act, 1952, and fell to be taxed as excess rents under Case VI of Schedule D. The Crown contended, contrary to what Upjohn, J., held, that the assessment should be made year by year on the basis of the actual receipts, subject to certain deductions, and not by way of assessment as on Schedule A principles with evidence as to values.

Held : allowing the Crown's appeal, that the assessment under section 175 of the Income Tax Act, 1952, was a yearly one, and the excess rents should be assessed by reference to the actual rent plus royalties received without any valuation on Schedule A principles except for the purpose of deductions and allowances.

Strick v. Longdon (1953) 34 T.C. 528 and *Barron v. Littman* [1953] A.C. 96 ; [1952] 2 T.L.R. 445 ; [1952] 2 All E.R. 548 ; 33 T.C. 373, H.L. considered.

Per Lord Evershed, M.R. I should like to register my disapproval of the form of order whereby this case is remitted to the commissioners to adjust the assessment in accordance with the judgment. The order must be self-contained.

Decision of Upjohn J. [1959] 1 W.L.R. 900 ; [1959] 2 All E.R. 582 (see *The Chartered Surveyor*, August, 1959, page 109) reversed. ([1960] 2 W.L.R. 827.)

CHANCERY DIVISION

(Cross, J.)

CHILDS TRUSTEE CO. v. INLAND REVENUE COMMISSIONERS

[16th, 17th and 18th March, and 6th April, 1960]

Estate Duty—Passing of property—Property deemed to pass—Policies of assurance—Policies brought into resettlement by tenant for life—Trustees directed to invest proceeds on maturity—Trust fund held for tenant for life during his lifetime and thereafter for another for life—Liability of policy moneys to estate duty on death of tenant for life—Finance Act, 1894 (57 58 Vict. c. 30), s. 1, s. 2 (1) (b), (d).

Under a settlement a fund was held on trust for T. for life with remainders to his son D. in tail subject to incumbrances on land comprised in the fund, thirteen charges on T.'s life interest secured by policies of assurance on T.'s life, various family charges and two small terminable rent charges under the Settled Land Act, 1925, section 85. T. and D. agreed that some £25,000 should be raised out of capital to pay off eleven of the thirteen charges on T.'s life interest, and that a further £1,200 should be paid out of capital to T., that the two terminable rent charges should be extinguished and T. released from his liability in respect of them, that two of the policies of assurance on T.'s life should be converted into fully paid policies on his life for an aggregate sum of £8,100 and brought into settlement by T., and that the balance of the trust fund should be resettled subject to the incumbrances and charges not otherwise dealt with, and subject to an annuity of £500 per annum to D. for life. Pursuant to this agreement on 30th April, 1940, D. disentailed with the consent of T. and on the same day a resettlement was made by T. and D. under a joint power reserved to themselves by the disentailing deed. By the resettlement, subject to a joint power of appointment and the subsisting charges, the settled lands were resettled on trust to pay £500 per annum to D. during his life and otherwise on trust for T. for life, and after his death for D. for life with various remainders over. By clause 28 of the resettlement T. assigned the policies of assurance on his life and "all moneys assured by or to become payable thereunder" to the trustees on trust that the trustees "shall as soon as may be after the maturity of the said policies respectively get in and receive the money to become payable thereunder . . . and shall stand possessed of the net residue thereof after discharging all costs and expenses of recovering and receiving the same" on the trusts thereafter declared. The policy moneys were directed to be held on such trusts as T. and D. should by deed appoint and subject thereto (and subject to the exercise of another power of appointment which, in the events which happened, never became exercisable) on the trusts on which "capital money or investments representing the same would be held." On 25th January, 1958, T. died leaving D. surviving and estate duty was claimed in respect of moneys totalling £8,100 which then became payable under the policies so settled, under the Finance Act, 1894, section 1, section 2 (1) (b), or section 2 (1) (d). The joint power of appointment conferred by the resettlement on T. and D. was never exercised.

Held: (i) the policies did not pass on the death of T. under either section 1 or section 2 (1) (b) of the Act of 1894 because T. had no interest in the policies which ceased on his death.

Westminster Bank, Ltd. v. Inland Revenue Comrs. ([1957] 2 All E.R. 745) distinguished.

(ii) the policies were not exempt from estate duty by virtue of section 3 (1) of the Act of 1894 (as passing only by reason of a purchase) because the policies were merely

brought into the settlement to replace *pro tanto* assets taken out and the policies were not sold by T. to D.

A.-G. v. Hawkins ([1901] 1 K.B. 285) followed. *Lethbridge v. A.-G.* ([1907] A.C. 19) distinguished.

(iii) on the true construction of the resettlement D. had no interest in the policies during T.'s lifetime, but D.'s life interest arose on T.'s death and T. had provided the policies, which were accordingly liable to duty on T.'s death to the extent of D.'s life interest under section 2 (1) (d) of the Act of 1894.

Per curiam: if plaintiffs claim that the property in question is wholly or partially exempt from duty on the ground that full or partial consideration has been given to the deceased, they ought to file evidence with regard to the value of the consideration unless it is agreed by the commissioners. ([1960] 2 All E.R. 210.)

CHANCERY DIVISION

(Cross, J.)

STROUD BUILDING SOCIETY v. DELAMONT AND OTHERS

[22nd, 26th, 27th, 28th January, 1960]

Mortgage—Receiver—Tenancy—Acceptance of tenant of mortgagor as mortgagee's tenant by receiver—Mortgagor's power of leasing restricted to leasing with consent in writing of mortgagee—Tenancy granted without consent—Receipt of rent by receiver appointed by mortgagee—Notice to quit given by mortgagee and containing statement that tenant held as tenant of mortgagee.

A mortgage of a house to a building society provided that no lease was to be granted by the mortgagor without the consent in writing of the society. The mortgagor granted a tenancy to W. in 1948 without obtaining the consent of the society. The mortgagor became bankrupt. On 13th January, 1958, the society, in exercise of the power conferred by section 109 of the Law of Property Act, 1925, appointed a receiver of the income of the mortgaged property and on the following day the receiver notified W. of his appointment and requested her to pay rent in respect of her tenancy to him. In March, 1958, in reply to an inquiry from W. as to the terms and conditions of the tenancy, the society's solicitors replied that they were the same as between W. and the mortgagor. On 1st July, 1958, the society sent to W. notice to quit the premises "which you hold as tenant of" the society. W. did not give up possession and proceedings for possession were ultimately brought by the society in May, 1959, claiming that W. was a trespasser. It was common ground that if there was a tenancy between W. and the society, the notice to quit was void as the tenancy was a tenancy of business premises and the notice did not comply with statutory requirements.

Held: although the receipt of rent by a receiver appointed under section 109 of the Law of Property Act, 1925, did not create a tenancy between the tenant and the mortgagee, because the receiver was the agent of the mortgagor (dictum of Harman, J., in *Lever Finance, Ltd. v. Trustee of Property of Needleman*, [1956] 2 All E.R. at pp. 382, 383, followed), yet such a tenancy could be created by the mortgagee's consenting to accept the mortgagor's tenant as his own; on the facts the society had accepted W. as their tenant, notwithstanding the receivership, and accordingly W. was not a trespasser and the society were not entitled to possession. ([1960] 1 All E.R. 749.)

COURT OF APPEAL

(Hodson, Willmer and Devlin, L.JJ.)

HARRY FERGUSON RESEARCH, LIMITED v. DAWKINS (VALUATION OFFICER)

HARRY FERGUSON RESEARCH, LIMITED v. WARWICK RURAL DISTRICT COUNCIL

[8th and 11th April, 1960]

Rates — De-rating — Industrial hereditament — Research establishment—Use for making and testing prototypes and parts of vehicles—Factory and Workshop Act, 1901 (1 Edw. 7, c. 22), s. 149 (1)—Rating and Valuation (Apportionment) Act, 1928 (18 and 19 Geo. 5, c. 44), s. 3 (1), proviso (f).

Premises were used for the construction and testing of prototype vehicles and for the making and testing of parts to go into the vehicles, in connection with the development of a new type of transport vehicle, and also for the development of the ideas tested in the prototypes and the necessary work of design and drawing. It was conceded that the premises were a factory within the meaning of section 149 (1) of the Factory and Workshop Act, 1901. It was found by the Lands Tribunal that the work on the premises was done "for the purpose of finding out whether an idea is good and practical."

Held: the purpose of finding out whether an idea was good and practical was one which was not the purpose of a factory, and accordingly the premises were primarily occupied for a non-factory purpose within proviso (f) to section 3 (1) of the Rating and Valuation (Apportionment) Act, 1928, and were thereby excluded from being an industrial hereditament within section 3 (1).

Grove v. Lloyd's British Testing Co., Ltd. ([1931] All E.R. Rep. 242) applied.

Appeal allowed. ([1960] 2 All E.R. 283.)

COURT OF APPEAL

(Lord Evershed, M.R., Pearce and Harman, L.JJ.)

PEAK (VALUATION OFFICER) v. BURLEY GOLF CLUB. HARDING (VALUATION OFFICER) v. BRAMSHAW GOLF CLUB, LTD.

[29th, 30th and 31st March, 1960]

Rates—Rateable occupation—Common land—Golf course—Crown land subject to rights of common—Crown licence to golf clubs to maintain and use golf courses—No power to exclude commoners or public.

Unenclosed land in different parts of the New Forest owned by the Crown subject to the rights of commoners and to the public's practice of wandering over it at will was used by two golf clubs, the Bramshaw club and the Burley club, each under a licence from the Forestry Commissioners which allowed the club to use an existing golf course there and to maintain the course, subject to certain conditions. In both cases there was provision for payment and for reinstating the land if the licence were withdrawn. In the case of the Bramshaw club a condition was that there should be no interference with pasturage, i.e., the rights of commoners, and the area of the course was not defined on the plan to which the licence referred. In the case of the Burley club it was stated that the permission granted should "not afford exclusive right of user over the" course, and the area and limits of the course were shown on the plan to which the licence referred. Under the licences the golf clubs maintained the courses including the greens, fairways, bunkers and tees, in a fit state for play and regularly used the courses for playing golf. They demanded and accepted green fees from people who played but did nothing about it when

people refused to pay. Caravans were parked on the land, picnickers frequented it and forest ponies wandered over it. The clubs were assessed to rates as being in occupation of the courses. On appeal:—

Held: the clubs were not in rateable occupation of the courses since they had no exclusive right of user by reason of the rights of the commoners and inability to exclude the public, and, in the case of the Bramshaw club, by reason of the absence of any defined rateable hereditament.

Appeals allowed. ([1960] 2 All E.R. 199.)

QUEEN'S BENCH DIVISION

(Lord Parker, C.J., Cassels and Ashworth, JJ.)

MOUNSDON AND ANOTHER v. WEYMOUTH AND MELCOMBE BOROUGH COUNCIL

[20th, 21st January, and 2nd February, 1960]

Town and Country Planning—Enforcement notice—Justices' jurisdiction—Question whether permission to develop necessary—Limited permission already given—Town and Country Planning Act, 1947 (10 and 11 Geo. 6, c. 51), s. 23 (4) (a).

On 30th August, 1958, the respondents, as the local planning authority, issued enforcement notices under the provisions of section 23 of the Town and Country Planning Act, 1947, in respect of land which the appellants on 9th April, 1952, had obtained planning permission to use as a caravan site subject to certain conditions under which the number of caravans was limited to three. In July, 1954, there were 14 caravans on the land; in July, 1958, the number had risen to 26. It was alleged in the enforcement notices that development of the land consisting of a material change in the use thereof by using it as a site for caravans exceeding three in number had been carried out within the four years preceding the date of the notice, which change of use constituted development within the meaning of the Act, that the conditions set out in the notice of permission to develop dated 9th April, 1952, had not been complied with inasmuch as the land had been used for siting more than three caravans, and requiring the appellants to discontinue the use of the land as a site for caravans. On 25th September, 1958, the appellants applied to the justices to set aside the notices dated 30th August, 1958, contending that they had an "established user" of the land for siting caravans as at 1st July, 1948, and therefore did not require planning permission; their application was dismissed. On appeal:—

Held, allowing the appeal, (1) that on an application to set aside an enforcement notice alleging non-compliance with conditions on which permission to develop was granted, it was open to the justices to quash the notice if satisfied of any of the three grounds set out in section 23 (4) (a) of the Town and Country Planning Act, 1947.

Dicta of Lord Evershed M.R. in *Eastbourne Corporation v. Fortes Ice Cream Parlour* (1955) Ltd. [1959] 2 Q.B. 92, 106-107; [1959] 2 W.L.R. 630; [1959] 2 All E.R. 102 applied.

(2) That the appellants were not precluded from raising the issue as to whether there had been development by reason of the prior application for and grant of planning permission.

Swallow and Pearson v. Middlesex County Council [1953] 1 W.L.R. 422; [1953] 1 All E.R. 580 applied.

(3) That, in the circumstances, the development alleged to have been carried out within the period of four years preceding the notices had not been established; accordingly, the enforcement notices should be set aside. ([1960] 2 W.L.R. 484.)

COURT OF APPEAL

(Sellers, Ormerod and Upjohn, L.JJ.)

ACKROYD & SONS v. HASAN

[21st, 22nd, 23rd March and 12th April, 1960]

Agency—Estate agent—Commission—Whether “prepared to” means “does”—Payable upon introduction of a person “prepared to enter into a contract to purchase on certain terms or on such other terms to which you may assent”—Agreement to sell property “subject to contract”—Contract to purchase signed by purchaser—Refusal by vendor to sign contract—Meaning of “prepared to enter into a contract”—Meaning of “assent”—Whether assent given by vendor—Whether agent’s commission payable.

The plaintiffs, a firm of estate agents, were consulted by the defendant, who wished to sell her leasehold interest in certain premises. The terms of the contract between the parties were contained in a letter written by the plaintiffs, which set out the terms upon which the defendant was prepared to sell the lease, and continued: “We would take this opportunity of confirming that in the event of our introduction of a party prepared to enter into a contract to purchase on the above terms or on such other terms to which you may assent you will allow us commission upon the scale of the Estate Agents Institute.”

The plaintiffs introduced two applicants who were interested jointly in purchasing the lease, and negotiations proceeded between the applicants and the defendant “subject to contract.” At the conclusion of these negotiations the solicitors acting respectively for the applicants and for the defendant prepared counterparts of the proposed contract of sale. The applicants signed their part of the contract, and it was forwarded to the defendant’s solicitor, who sent the defendant’s part of the contract to her for signature. The defendant then decided not to sign her part of the contract and, in consequence, no enforceable contract came into existence.

In an action by the plaintiffs claiming that they had earned their commission under the contract with the defendant:—

Held: that the defendant could not give her assent to the terms of the proposed sale until she had received and approved the counterpart of the proposed contract; accordingly, there had been no assent by her to the terms of the proposed sale, and, in consequence, the event stipulated in the contract as that upon which the plaintiffs’ commission would be earned had never occurred, and the plaintiffs’ claim failed.

Per Ormerod and Upjohn L.JJ. That the ordinary rules of construction governed the interpretation of estate agents’ contracts so that there was no justification for interpreting the words “introduction of a party prepared to enter into a contract” as “introduction of a party who does enter into a contract,” nor did the word “assent” mean a final and legally binding assent.

Luxor (Eastbourne) Ltd. v. Cooper [1941] A.C. 108; 57 T.L.R. 213; [1941] 1 All E.R. 33, H.L. and *Midgley Estates Ltd. v. Tand* [1952] 2 Q.B. 432; [1952] 1 T.L.R. 1452; [1952] 1 All E.R. 1394, C.A. applied.

Per Sellers, L.J. “I am not at present satisfied that . . . the assent of the defendant, which the agreement requires, could be an assent which fell short of concluding a bargain with the applicants.”

Decision of Winn, J. [1959] 1 W.L.R. 706; [1959] 2 All E.R. 370 (see *The Chartered Surveyor*, August, 1959, p. 110) affirmed on different grounds. ([1960] 2 W.L.R. 810.)

BRISTOL ASSIZES

(Devlin, J.)

PARKER AND ANOTHER v. CLARK AND ANOTHER

[10th, 11th and 26th November, 1959]

Contract—Formation—Intention to create legal relationship—Family arrangement—Sharing home—Agreement by plaintiffs to leave their own home and share home of defendants and by defendants to devise their house to female plaintiff.

The defendants, C. and Mrs. C., were an elderly retired married couple who, in 1955, were living in a large house which C. owned, called “Cramond.” The female plaintiff, Mrs. P., was Mrs. C.’s niece, and lived with the male plaintiff, P., her husband, who had also retired, in their cottage, “The Thimble.” The plaintiffs were 20 years younger than the defendants.

The defendants had very little domestic service and were not in good health, and the plaintiffs, with whom they were on very friendly terms, used often to visit them at “Cramond,” sometimes with the object of assisting them when they were unwell. At the conclusion of one of these visits, C. suggested to P. that the plaintiffs should “come and live with us.” P. later wrote to say that the plaintiffs approved of the idea, but that it would mean selling “The Thimble.” On 25th September, 1955, C. replied in a letter which was produced at the trial, saying that the major difficulty about what was to happen to “The Thimble” could be solved by his leaving “Cramond” and its contents to Mrs. P., her sister and her daughter, after the death of himself and Mrs. C. C. set out the maintenance expenses of “Cramond” (about £200) and continued: “If we go fifty-fifty on maintenance of house it would cost you half of the £200 odd as set out and half the running expense of food, drink, etc., but I think it would be fair if your share of the £200 was the same as you now pay at ‘The Thimble’ if it is less than £200. I would pay for a daily woman four mornings a week, have a T.V. and a new car. You could sell out and pay off your mortgage and invest proceeds to increase your income. I hope your family vote for or against this will be unanimous.” P. replied in a letter which was not preserved, saying that he accepted C.’s offer and would sell “The Thimble.”

P. then sold “The Thimble” and on 1st March, 1956, the plaintiffs moved to “Cramond.” Later in 1957, however, C. told P. that the partnership was not working, and that the plaintiffs would have to find some other place to live.

On a claim for damages for breach of the agreement contained in the letter of 25th September, 1955:—

Held: (1) that the language of the letter of 25th September, 1955, and the reply thereto, taken with the surrounding circumstances, showed that the parties intended to enter into an agreement in the terms of the letter which was binding in law, and not a mere unenforceable family arrangement.

Balfour v. Balfour [1919] 2 K.B. 571; 35 T.L.R. 609 distinguished.

Synge v. Synge [1894] 1 Q.B. 466; 10 T.L.R. 194; and dictum of Lord Lyndhurst L.C. in *Hammersley v. De Biel* (1845) 12 Cl. & Fin. 45, 78 applied.

(2) That, having regard to the exceptional circumstances of the defendants’ age and state of health, there was sufficient in the language of the letter to show it was a term of the agreement that the plaintiffs should reside at “Cramond” for the period of the defendants’ lives.

(3) That the letter of 25th September, 1955, was a sufficient note or memorandum in writing of the agreement to satisfy the provisions of section 40 (1) of the Law of Property Act, 1925, since, although the agreement was not in existence when it was signed, its language showed an intention to

contract and amounted to a contractual offer.

Smith v. Neale (1857) 2 C.B.N.S. 67; and *Reuss v. Picksley* (1866) L.R. 1 Ex. 342 applied.

Dictum of Fry J. in *Munday v. Asprey* (1880) 13 Ch.D. 855, 857 not followed.

(4) That the defendants were, accordingly, in breach of contract; that P. and Mrs. P. were jointly entitled to damages for the loss of the value of the benefits of living at "Cramond" during the joint lives of the defendants; and that Mrs. P. was entitled to damages for the loss of prospect of inheriting a share in "Cramond" under C.'s will. ([1960] 1 W.L.R. 286).

COURT OF APPEAL

(Sellers, Ormerod and Upjohn, L. J.J.)

PEMBERTON AND ANOTHER v. BRIGHT AND OTHERS

[1st, 2nd, 3rd, 4th, 7th March, 1960]

Nuisance—Flooding—Interference with course of stream—Culvert constructed in 1926 by highway authority to carry stream under highway—Entrance to culvert not protected by grid—Property on lower side of highway flooded owing to entrance to culvert being blocked by debris—Liability of highway authority—Liability of occupiers of fields—Apportionment of liability—Injunction.

The plaintiffs were the owners of property situated on the east side of a road at a dip in the road, their house being below the level of the road. In between two fields on the west side of the road was a stream running eastward in a steep gully. After passing under the road the stream travelled along the northern side of the plaintiffs' property. In 1926 the county council had widened that part of the road and had made a new culvert (a concrete pipe about 2 feet

in diameter) to carry the stream under the road. The western entrance to the culvert was at all times unprotected by any grid. The two fields on the west side of the road came into the occupation of the first defendants in 1934, the western entrance to the culvert being on that land. From time to time a roadman employed by the county council cleaned out the mouth of the culvert to prevent it from becoming blocked by debris coming down the stream. In December, 1956, after some extremely heavy rainfall, the plaintiffs' premises were flooded because the stream could not pass through the culvert as its entrance was blocked with branches of trees, leaves and mud, so that the water had flowed over the road and on to the plaintiffs' property. The absence of a grid was, to some extent at least, responsible for the flooding. In an action by the plaintiffs for damages, the trial judge held that both the first defendants and the county council were liable and apportioned the liability as to 25 per cent. to the first defendants and as to 75 per cent. to the county council. On appeal :—

Held : (i) the county council were liable in damages to the plaintiffs because, by constructing the culvert without a protecting grid in 1926, they had created a potential nuisance which became an actual and actionable nuisance when the culvert became blocked so that it dammed the water flowing in the stream and diverted it on to the plaintiffs' land.

(ii) the first defendants, as the occupiers of the land on which the nuisance existed, were liable in damages to the plaintiffs for having continued the nuisance.

Sedleigh-Denfield v. O'Callaghan ([1940] 3 All E.R. 349) applied.

(iii) the court would not disturb the apportionment of damages.

Appeals dismissed. ([1960] 1 All E.R. 793.)

Library Notices

BINDING "THE CHARTERED SURVEYOR"

Arrangements are practically complete for the future binding of *The Chartered Surveyor* and a further announcement will be published when the index to volume 92 is ready. Members with unbound sets of volume 91 are asked to wait for this announcement.

It is hoped that all members wishing to have volumes bound will send them at the time which will be given in the next notice as this enables the binders to quote a more favourable price.

ADDRESS LIST OF VALUATION OFFICES

An up-to-date list of Regional, District and Area Valuation Offices of the Inland Revenue is available for reference purposes in the Institution's Library. The list includes the names and addresses of Superintending Valuers, District Valuers and Valuation Officers in England and Wales.

REVIEWS

Roads and their Traffic

Edited by Ernest Davies, ASSOC. INST. T. Published and presented by Messrs. Blackie and Son, Ltd., 16-18, William IV Street, London, W.C.2. 1960. Price 35s.

The effect of the motor car and motor transport is of

profound importance in modern society. Dogmatic views are strongly held by private individuals ready with sweeping solutions but few I suspect would lightly take on the task of the Minister of Transport. The professions of the land and building should be more aware than most of the implications of the motor vehicle. One doubts if they are and this book "Roads and their Traffic," edited by Ernest Davies, provides an excellent general account of traffic problems, avoiding on one hand being a textbook and on the other a pot-boiler.

Its purpose is to serve as an introduction to traffic engineering and consists of 12 essays by distinguished experts in this field from this country, the continent and America. This subject has been distilled out into a separate discipline in America for some time and although there are practitioners in this country there are not nearly enough and the courses of training offered are inadequate in number. The range of topics covers research, techniques, motorways, traffic control, parking and road safety.

One is glad to read in the conclusions that the editor considers that the planning of roads and traffic networks should be the responsibility of a team comprising not only the engineers but also planners, architects and valuers. To appreciate the effect of traffic on land and its development is a necessity to the chartered surveyor and he will find this book instructive as well as topical.

L. W. L.

"Shopping Towns U.S.A."

By Victor Gruen and Larry Smith. Published and presented by Reinhold Publishing Corporation (New York) and Messrs. Chapman and Hall, Ltd., 37, Essex Street, London, W.C.2. 1960. Price 108s.

This superbly illustrated book describes in detail the planning of American regional shopping centres. Traffic congestion and the difficulties of parking have led to the development away from the cities of shopping centres where large new stores can be erected in an ocean of car parks. While in this country we have not as yet the same number of cars per head of population, already the older shopping areas within existing towns are losing custom because yellow banded streets and inadequate car parks make it difficult for the ever increasing number of car owners to shop in them with their cars. Town planners here will find the details of American practice interesting to study because they may well be faced with proposals on the lines of the schemes that have been carried out in the United States.

In his recent book on British shopping centres Wilfred Burns sounded a warning note on the trend in America. He pointed out that meeting halls and buildings such as art galleries where cultural life can be stimulated are not usually provided in the regional centres. He suggests that the new centres cannot be a satisfactory replacement for the town centres of existing towns. At the same time considerable provision of peripheral shopping facilities could lead to the decay of our present central shopping districts. The alternative to regional centres is the redevelopment of existing towns so that they can cope with the increase in motor traffic.

E. G. L.

Land Ownership and Resources : a Course of Lectures held at Cambridge in June, 1958

Published and presented by The Department of Estate Management, University of Cambridge and Cambridge University Estate Management Club. 1960. Price 15s.

This book is substantially a verbatim presentation of lectures given by a distinguished company of experts. It is dedicated to the memory of a gallant member of the profession.

At a time when land use and values are in debate, this book will prove invaluable to all concerned. No planner should fail to read these lectures. Whether the reader be landowner or politician, land agent or government official, lecturer or student, he will benefit from the balance which has been struck in these papers. The focus achieved will help the most obscure problem to be seen in proper perspective.

The conflicting interests of the state and private ownership are clearly demonstrated which, together with the warnings given by the Lord Chief Justice against possible injustice, will help towards better understanding and tolerance in future negotiations.

The broad front on which the subject has been tackled, including building economics and not dissimilar problems in Holland, should help dissipate any tendency towards an insular outlook which is frequently encountered in planning.

The surveyor in general practice will particularly welcome the concluding chapter "Recognition and Reconciliation," which crystallises the problems into a convenient form which all concerned with planning may use as a basis for further research and debate.

I. McW.

PUBLICATIONS RECEIVED**Slaughterhouses**

By Paul Sieghart and J. B. Whalley. Published and presented by Messrs. Sweet and Maxwell, 11, New Fetter Lane, London, E.C.4. 1960. Price 50s.

Years' Purchase Card—Tax at 7s. 9d. in £

Published and presented by The Estates Gazette, Limited, 28, Denmark Street, London, W.C.2. 1960. Price 2s.

Simplified design of reinforced concrete

Second edition. By Harry Parker. Published by John Wiley & Sons, Inc., New York, and presented by Messrs. Chapman and Hall, 37, Essex Street, London, W.C.2. 1960. Price 52s.

The Law of Dilapidations

By B. W. Adkin. Fifth edition by W. A. West, LL.B. Published and presented by The Estates Gazette Limited, 28, Denmark Street, London, W.C.2. Price 37s. 6d.

In the five years since the last edition of this essential textbook was published, the Occupiers' Liability Act, 1957, the Rent Act, 1957, and the Housing Act, 1957, have all been passed. The necessary revisions to the text have therefore been made and the effect of the House of Lords decision in *Regis Property Company Limited v. Dudley* has been noted in the section on "fair wear and tear."

Rating Valuation Practice

By Philip R. Bean, F.R.I.C.S., F.A.I., and Arthur Lockwood, M.B.E., F.R.I.C.S., F.A.I. Fifth edition. Published and presented by Messrs. Sweet and Maxwell Limited, 11, New Fetter Lane, London, E.C.4. 1960. Price 55s.

Since the last edition of this standard textbook, which is recommended for the Institution's examinations, was published, the Valuation for Rating Act, 1953, the Rating and Valuation (Miscellaneous Provisions) Act, 1957, and the Rating and Valuation Acts, 1957 and 1959, have all been passed. While the arrangement of the previous edition has been kept, the text has been revised in the light of these Acts and recent rating cases.

An Outline of Planning Law

By Desmond Heap, LL.M., P.P.T.P.I. Third edition. Published and presented by Messrs. Sweet and Maxwell, Limited, 11, New Fetter Lane, London, E.C.4. 1960. Price 25s.

Mr. Heap's book has always been the most valuable popular introduction to town and country planning legislation both to the student and the practitioner. This third edition, which includes the Town and Country Planning Act, 1959, is therefore most welcome, containing as it does, the whole law of planning in 200 pages.

Complete Valuation Practice

By N. E. Mustoe, Q.C., M.A., LL.B., H. Brian Eve, F.R.I.C.S., and Bryan Anstey, B.Sc.(EST.MAN.), F.R.I.C.S., F.A.I. Fifth edition. Published and presented by The Estates Gazette Limited, 28, Denmark Street, London, W.C.2. 1960. Price 52s. 6d.

In the new edition of this textbook, which is recommended both for the practitioner and the student, the chapters on town and country planning and compulsory acquisition valuations have been rewritten, as also have the chapters on rating valuation and easements of light, to bring them up to date in accordance with recent legislation.

Three statutory instruments relating to planning have been reproduced in the enlarged appendices, which now include full reports of three important valuation cases.

Correspondence from Members

Letters for publication in subsequent issues will be welcomed by the Editor. The views expressed in these letters are not necessarily those of the Institution itself.

REGISTRATION

Madam,

Mr. G. Wyndham Bowen's letter contains a wide range of questions which others may wish to answer in detail.

May I observe on what I sense to be basic misconceptions in the arguments advanced :—

(1) Registration is not simply a direct choice between benefit to the public or benefit to the future members of the profession ; if, as I believe, registration is essential, then it will be achieved only on the footing that it is of benefit to both parties.

(2) Registration and remuneration of junior negotiators may be related subjects, but not I suggest in the manner envisaged by your correspondent.

Surely registration itself will have the effect of increasing the status of negotiators and so will be likely to increase their terms of remuneration. Under registration, the skill of the qualified man in the agency field can be expected to be the more highly valued. In view of Mr. Bowen's concern for the remuneration of junior negotiators, I consider he would have been better advised to vote for registration rather than against it.

Yours faithfully,

D. J. MORTON.

26, Kings Road, Reading.

Madam,

I have been a Fellow of the Institution for 35 years and I agree with the views expressed by Mr. G. Wyndham Bowen.

It is hoped that Members of Parliament will appreciate that they owe a duty to the public and not to the sons, or grandsons of present members. The Institution can protect the public by demanding that any person practising as an estate agent should have an indemnity policy against loss of clients' funds. The Insurance Companies can be relied upon not to insure undesirable practitioners.

Registration is bound to lower the status of the Institution. Chartered accountants have never suggested that all accountants should be registered ; they are aware that there is no need to degrade a profession in the hope that their sons and grandsons will operate in a closed shop!

Yours faithfully,

R. ASTLEY SAMUEL.

49, Mansel Street, Swansea.

PACKAGE DEALS

Madam,

What should the quantity surveyor's attitude be to the so-called "package deal" in the building industry? Should he damn it out of hand as a move by the builder to get away from competition and get a higher price? I suggest we should be foolish to do that. Surely we must recognise that the "package deal" has been here a long time and will probably remain whatever we do about it. If this be the case what really matters are the actual terms and details of the contract. As long as there are plenty of contracts under the normal system of competitive tender running simultaneously, there will be some basis against which to check them.

As a general rule, I submit the following fundamental

point should be kept in mind :—

(a) If competition in the form of competitive tendering is not there as a check on the builder then there must be some other form of check.

(b) Any check to be useful must be in detail because all buildings vary, mostly very considerably and therefore to get at the total price quantities must be taken out and the price built up. Furthermore this check must be done by the client's agent, the quantity surveyor ; the builder's surveyors and estimators will, of course, act for the builder.

All this is sound common sense which is no doubt realised by most clients wanting to build in this particular way. It is when we come down to the more detailed aspects of negotiation that practice varies widely ; who should prepare the bill of quantities, and who checks it ; how is the pricing to be done? Perhaps this last is the most awkward. But would not a standard method of pricing agreed with the builders be useful here? Would it not also help in analysing competitive tenders too? In fact should not the R.I.C.S. be devoting as much energy to this as to the Standard Method of Measurement?

Yours faithfully,

A. T. BRETT-JONES.

75, Victoria Street, London, S.W.1.

METHODS OF MEASUREMENT

Madam,

In the Federation of Rhodesia and Nyasaland, quantity surveyors may have to decide which method of measurement is to be followed, i.e., that of the Institution or that of the Chapter of South African Quantity Surveyors : the majority may be members of this Institution, but the latter system of measurement is used more often than not.

Although, mainly at the instigation of the building contractors, attempts have been made to initiate the preparation of a system of measurement peculiar to the Rhodesias, there may be insufficient persons in the Federation with adequate time to deal properly with such a gargantuan task. It has been suggested that it might be more practical to adopt an existing method as a basis, with an amendment to each trade to suit local conditions and requirements : a typical amendment being the local method of measuring brick walls in the thickness to be erected rather than to reduce them to a uniform thickness. If the latter suggestion is adopted, difficulty will arise in agreeing which system shall be used as a basis, particularly since both the Institution and the Chapter may publish a revised method in the near future.

Whilst this particular problem affects directly only members in this part of the world, may I suggest it would be of interest to all quantity members to discuss, in this newly opened correspondence column, any changes they would like to see included in a new system. Whilst, no matter what suggestions may be made, the respective revised systems may now be *faits accomplis* in draft form, this would not reduce the interest or value of such a correspondence.

Yours faithfully,

G. L. BOEDEKER.

Charter House, Lusaka, Northern Rhodesia.

DATES OF COUNCIL, COMMITTEE AND OTHER MEETINGS INCLUDING THOSE OF THE JUNIOR ORGANISATION

Session 1960-1961

1960		1960		1961	
Tuesday, 30th August to Saturday, 3rd September	Annual Conference 1960 Bangor, North Wales	DECEMBER (continued)		APRIL :	
SEPTEMBER :		Wednesday, 14th	Quantity Surveyors	Monday, 3rd	EASTER MONDAY
Tuesday, 6th	Junior Organisation Quantity Surveyors' Committee	Thursday, 15th	Land Surveyors' General Meeting	Wednesday, 5th	Educational Policy Junior Organisation Quantity Surveyors' Committee
Thursday, 22nd	Benevolent Fund Junior Organisation Committee and General Meeting	Monday, 19th	Elections and Examinations Finance	Monday, 10th	Agriculture and Forestry Council Ordinary General Meeting
Monday, 26th	Elections and Examinations General Practice	Sunday, 25th	CHRISTMAS DAY	Tuesday, 11th	General Purposes
Tuesday, 27th	Professional Practice	Monday, 26th	BOXING DAY 1961	Thursday, 13th	Land Surveyors
Friday, 30th	Mining Surveyors	JANUARY :		Monday, 17th	Finance
OCTOBER :		Monday, 2nd	Council Ordinary General Meeting	Tuesday, 18th	Internal Services
Monday, 3rd	Agriculture and Forestry Council	Tuesday, 3rd	Professional Practice Junior Organisation Quantity Surveyors' Committee	Wednesday, 19th	Quantity Surveyors Quantity Surveyors' General Meeting
Tuesday, 4th	General Purposes Junior Organisation Quantity Surveyors' Committee	Thursday, 5th	Land Surveyors' Junior Organisation Committee and General Meeting	Thursday, 20th	Junior Organisation Committee and General Meeting
Wednesday, 5th	Council Selection	Monday, 9th	Agricultural Conference	Monday, 24th	Elections and Examinations
Friday, 7th	Public Relations	Tuesday, 10th	Agriculture and Forestry Educational Policy	Thursday, 27th	Junior Organisation Quantity Surveyors' General Meeting
Monday, 10th	General Practice General Meeting	Thursday, 12th	Public Relations	MAY :	
Tuesday, 11th	Internal Services	Monday, 16th	Finance	Monday, 1st	Agriculture and Forestry Council Ordinary General Meeting
Thursday, 13th	Land Surveyors Land Surveyors' General Meeting Junior Organisation Quantity Surveyors' General Meeting	Tuesday, 17th	Parliamentary	Tuesday, 2nd	Professional Practice Junior Organisation Quantity Surveyors' Committee
Wednesday, 19th	Quantity Surveyors Quantity Surveyors' General Meeting	Wednesday, 18th	Quantity Surveyors	Thursday, 4th	Public Relations
Thursday, 20th	Junior Organisation General Meeting	Thursday, 19th	Public Officers	Friday, 5th	Mining Surveyors
Monday, 24th	Examination (1961) Scrutiny Board	Monday, 23rd	General Practice General Practice General Meeting	Tuesday, 9th	Educational Policy
Tuesday, 25th	Educational Policy	Wednesday, 25th Thursday, 26th Friday, 27th	Receptions of New Members	Wednesday, 10th	Public Officers
Wednesday, 26th	Finance	Monday, 30th	Elections and Examinations	Thursday, 11th	Land Surveyors
Monday, 31st	Elections and Examinations	FEBRUARY :		Monday, 15th	Finance
NOVEMBER :		Friday, 3rd	Mining Surveyors	Tuesday, 16th	General Practice
Tuesday, 1st	Junior Organisation Quantity Surveyors' Committee	Monday, 6th	Council Ordinary General Meeting	Wednesday, 17th	Quantity Surveyors
Thursday, 3rd	Public Officers	Tuesday, 7th	General Purposes Standing Committees Junior Organisation Quantity Surveyors' Committee	Thursday, 18th	Junior Organisation Committee and Annual General Meeting
Thursday, 10th	Junior Organisation Annual Conference and Annual Dinner	Monday, 13th	Finance	Monday, 22nd	WHIT MONDAY
Monday, 14th	Agriculture and Forestry Benevolent Fund Annual General Meeting Council Ordinary General Meeting (Presidential Address)	Tuesday, 14th	Council Selection	Thursday, 25th	General Purposes
Tuesday, 15th	Professional Practice Quantity Surveyors' Officers and Branch Conference Quantity Surveyors' Dinner	Wednesday, 15th	Quantity Surveyors	Friday, 26th	Standing Committees
Wednesday, 16th	Quantity Surveyors	Thursday, 16th	Land Surveyors Junior Organisation Committee and General Meeting	Monday, 29th	Elections and Examinations
Thursday, 17th	Land Surveyors	Tuesday, 21st	Internal Services	Tuesday, 30th	Parliamentary
Monday, 21st	Finance	Thursday, 23rd	Junior Organisation Quantity Surveyors' General Meeting	JUNE :	
Tuesday, 22nd	Parliamentary Junior Organisation Quantity Surveyors' General Meeting	Monday, 27th	Elections and Examinations	Monday, 5th	Agriculture and Forestry
Friday, 25th	Mining Surveyors	Tuesday, 28th	Educational Policy Professional Practice	Wednesday, 7th	Benevolent Fund
Saturday, 26th	Mining Surveyors' General Meeting	MARCH :		Monday, 12th	Council Annual General Meeting Council
Monday, 28th	Elections and Examinations	Monday, 6th	Agriculture and Forestry Council Ordinary General Meeting	Friday, 16th	Junior Organisation Committee and Theatre Party
Tuesday, 29th	Educational Policy	Tuesday, 7th	Branch Conference Annual Dinner	Wednesday, 21st	Quantity Surveyors
DECEMBER :		Wednesday, 8th	Benevolent Fund Junior Organisation Quantity Surveyors' Committee		
Monday, 5th	Agriculture and Forestry Council Ordinary General Meeting	Thursday, 9th	Public Officers		Annual Conference, 1961
Tuesday, 6th	General Purposes Junior Organisation Quantity Surveyors' Committee	Monday, 13th	Finance		at Leicester during week commencing 3rd July.
Wednesday, 7th	Benevolent Fund	Tuesday, 14th	Parliamentary		PROFESSIONAL EXAMINATIONS, 1961
Thursday, 8th	Junior Organisation Committee and General Meeting	Wednesday, 15th	Quantity Surveyors		Examinations will be held in 1961 during the periods :
Monday, 12th	General Practice	Thursday, 16th	Land Surveyors Land Surveyors' General Meeting		20th to 24th February
Tuesday, 13th	Internal Services	Friday, 17th	Junior Organisation Committee and Supper		13th to 18th March
		Friday, 24th	Mining Surveyors Mining Surveyors' General Meeting		10th to 14th April
		Monday, 27th	Elections and Examinations		as follows :—
		Tuesday, 28th	General Practice		All Sections except Land Surveying
		Friday, 31st	GOOD FRIDAY		First Examination ... 10th to 14th April
					Intermediate Examination ... 20th to 24th February
					Final Examination ... 13th to 17th March
					Direct Membership Examination 13th to 18th March
					Land Surveying Section
					First Examination ... 10th to 13th April
					Intermediate Examination 10th, 11th, and 12th April
					Final Examination ... 12th, 13th and 14th April
					Direct Membership Examination 10th to 14th April
					Housing Managers' Certificate Examination 10th to 14th April

STANDING COMMITTEES OF THE COUNCIL

Session 1960-1961

*The following Members have been invited to serve on the Committees listed below.**(NOTE—The President, the Senior Vice-President and the Honorary Secretary are ex-officio members of all committees)***Agriculture and Forestry**

Bagot, O. R.
Balch, W. M.
Bardwell, C. W.
Beckett, G. N.
Bowler, E. B.
Cattermole, E. C.
Clark, Colonel John, T.D.
Dobb, Major E. S.
Doorbar, B. A.
Drewett, A. N.
Dudding, P. J.
Elgar, F. E.
Ellis, H. G. V.
Farnsworth, W. C., C.B.E.
Fleming-Smith, E. H., T.D.
Fraser, M. H. A.
German, Lt-Col. G. J.,
D.S.O., T.D.
Glenny, K. E. B., O.B.E.
Harrison, W. M.
Hazerigg, The Rt. Hon.
Lord, M.C.

Hirst, W. F.
Judd, Col. G. R., T.D.
Malmesbury, The Rt. Hon.
the Earl of, T.D.
Northern, L. S.
Peacock, R. M.
Poole, P. M.
Richmond, H. I.
Scott, H. Lacy, T.D.
Shallcross, J. K.
Strutt, M. F., M.C., T.D., D.L.
Thomas, Robert
Thornton-Kemsley, Sir Colin,
O.B.E., T.D., M.P.

Till, T. R.
Trumper, P. W.
Trumper, R. W., C.B.E.
Walsley, R. C.
Wheatley-Hubbard, E. R.
Whitton, Corbett
Williams, P. F.
Wright, C. R.
Yorke, D. J.

Co-opted
Ferguson, F. W. P. (Scotland)
Sutherland, P. T. (Scotland)
Proby, Claud (Eire)

Council Selection

Balch, W. M.
Bidwell, J. E.
Bowler, C. P., T.D.
Brackett, W. R., O.B.E., T.D.
Bull, W. E. A.
Coombe, G. A., M.C.
Farnsworth, W. C., C.B.E.
Flury, F. G., O.B.E.
Gillett, Sir Edward
Heywood, G. H.
Hicks, S. Vyvian
Hobbs, H. P.
Pilcher, C. D.
Pinkerton, J. Cassels, C.B.E.,
M.C.

Postlethwaite, J. L.
Strathorn, E. C.
Trumper, R. W., C.B.E.
Walford, G. D.
Watson, J. A. F.

Educational Policy

Brett-Jones, A. T.
Brock, R. A. S.
Brown, T. F.
Burke, G. L., M.C.
Burrell, J. A.
Clarke, J. T.
Coates, G. L.
Dean, Noel
Edwards, E. J.
Elliott, P. J.
Eve, H. Brian
Franklin, C. P., M.B.E.
Gadd, Arthur
Hudson, Miles W.
Judd, Col. G. R., T.D.
Keeble, L. B., M.C.
Lichfield, Dr. Nathaniel
Mitchell, S. G. N., M.B.E.

Neill, G. A.
Nelms, R. H.
Pilcher, C. D.
Pritchard, Arthur
Procter, Rex
Rees, W. H.
Robbins, A. R.
Stewart, Robert
Tavener, F. E.
Trumper, P. W.
Webster, E. R.
Wells, H. W., C.B.E.
West, B. S.
Wooding, O. F.
Chairman, Elections and
Examination Committee
Chairman, Land Surveyors'
(Examinations)
Sub-Committee

Co-opted
Brown, Dr. R. Jardine

Elections and Examinations

Alexander, George
Bailey, C. H., M.B.E.
Bowler, E. B.
Briant, B. C., M.B.E.
Carter, G. H. B.
Cave, F. J.
Clark, Col. John, T.D.
Coney, B. R.
de Silva, W. R.
Dixon, G. W.
Donaldson, L. T.
Doubleday, E. H., O.B.E.
Edgar, G. J.
Elliott, F. C.
Essex, A. O.
Farnshaw, R. G.
Freemore, E. K.
Hyams, Frank
Laws, P. G.
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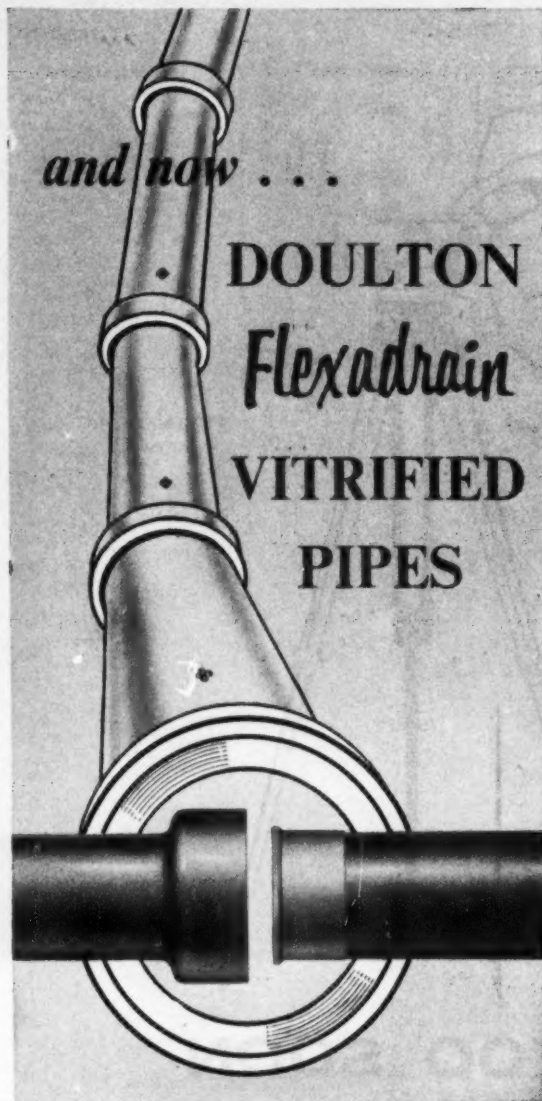
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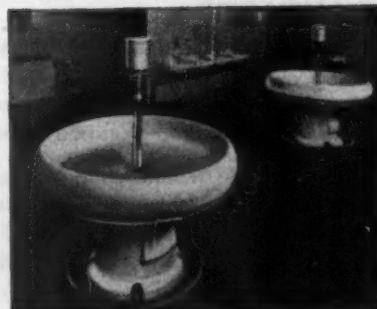
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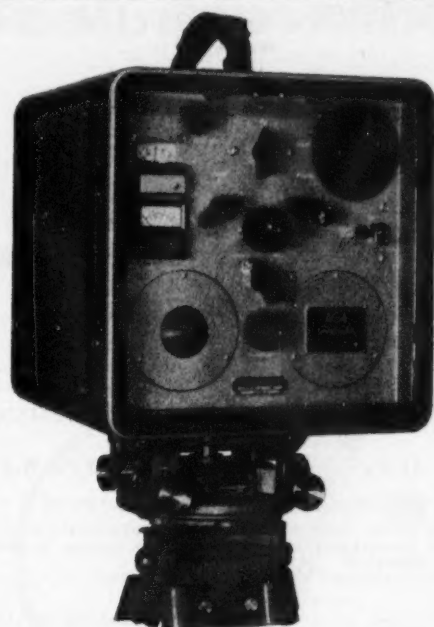
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PLEASE NOTE

ALL ADVERTISEMENTS for inclusion in the Appointments
Section of *THE CHARTERED SURVEYOR* should be sent to :—

T. G. Scott & Son Ltd.,
1, Clement's Inn,
London, W.C.2.
Tel. No. HOLborn 4743

and arrive by the 15th of the month **before** publication.

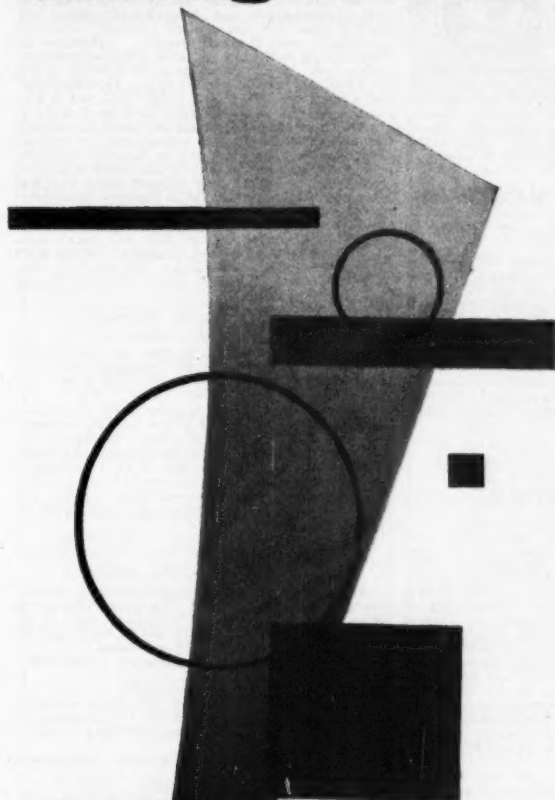
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the mastic specialists

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The complete sealing medium with a polythene base, suitable for almost all building materials. Made in a variety of sections to fit any shape and in strip form to ensure quick and easy handling. Provides a resilient seal or gasket with great powers of recovery under thermal movements. Will not harden or dry out under adverse conditions and remains inert and impervious to water and ultra violet light.

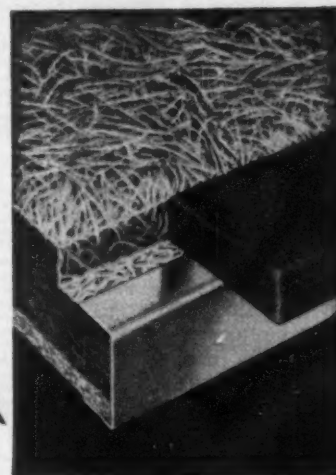
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3" Reb. P.P.

This code symbol identifies our 3" Rebated Channel Reinforced Pre-plastered Wood Wool Roofing Slab. Like the 2" C.P.P. it has a pre-plastered soffit incorporated during manufacture, providing a perfect decorating surface with excellent light reflecting properties.

Like the 3" Reb., it is self-supporting over spans up to 7 ft. by virtue of the built-in steel channel reinforcement, and the recess formed by two slabs butted together houses a cork or ONAZOTE thermal insulating strip to prevent "cold bridge" effects and so eliminate condensation on the steel reinforcement.

Rated at 0.19 B.T.U., its overall thermal insulation is very satisfactory, while its fire resistance is excellent, flame spread being rated at Grade 1.

The pre-plastered surface provides a good sound reflector, a fact that will suggest many applications for this slab.

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ROOFING SLABS

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When supported on inverted "T" or Thermacoust purlins no special fixing arrangements are required.

Flat-top purlins or R.S.J.'s call for Type 1 site fixing clips.

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APPOINTMENTS VACANT

ARCHITECTS AND MAINTENANCE SURVEYORS. Pensionable posts for men and women at least 25 and under 35 on 1.1.60 (extension for regular Forces service, Overseas Civil Service, established civil service and temporary Government service as Architect or Maintenance Surveyor). Candidates must be registered Architects or, alternatively, for Maintenance Surveyor posts, have achieved Corporate membership of R.I.C.S. (Building Surveying Section), or have passed examinations necessary for attaining Corporate membership. Salary (men, London) £8.30—£11.25 according to age, rising to £13.00. Promotion prospects. Write Civil Service Commission, 17, North Audley Street, London, W.1, for application form quoting S.60-61.

ASSISTANT SUPERINTENDENTS: H.M. LAND REGISTRY. 14 pensionable posts in London, Tunbridge Wells, Lytham St. Anne, and Nottingham for men and women at least 26 and under 34 on 1.4.60 (with extension for regular Forces service and Overseas Civil Service) who have achieved corporate membership of Royal Institution of Chartered Surveyors, Chartered Auctioneers' and Estate Agents' Institute, or Chartered Land Agents' Society, or have passed examinations necessary for obtaining such membership. At least 3 years' professional experience, including surveys of land and buildings, essential. Some knowledge of deeds and documents of title an advantage. Salary scale (men, London): £9.45—£14.00. Starting salary may be above minimum. Promotion prospects. Write Civil Service Commission, Scientific Branch, 17, North Audley Street, London, W.1, for application form quoting S.5129-60. Closing date extended to 22nd September, 1960.

CHARTERED QUANTITY SURVEYORS urgently require the following staff for offices in London and Harrogate:
Senior and Junior Takers-off;
Senior and Junior Workers-up.
Apply Box 392, T.G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

CHARTERED SURVEYOR with good estate agency experience required for management of busy office. Permanent position, pension scheme. Partnership prospects. Apply giving full details of experience, age and salary required to Mr. W. P. Agace, F.R.I.C.S., Goosey, Worplesdon, Surrey.

CITY OF BIRMINGHAM
VACANCIES FOR PROFESSIONAL TRAINEES

Applications are invited for a limited number of places in the following schemes of professional training:

- Valuation and Estate Agency
- Civil and Municipal Engineering
- Structural Engineering
- Heating and Ventilating Engineering
- Electrical Engineering

Successful applicants for these schemes will be given full training leading to appropriate professional examinations and, on qualification, will be eligible for permanent appointment to the Corporation's staff. Salary during training will be on an age scale rising from £260 p.a. at age 16 to £485 at age 23 and £615 at age 27. Candidates should have passed or be awaiting the results of, five appropriate G.C.E. "O" level subjects.

Further details and forms of application may be obtained from the undersigned. When requesting an application form an applicant should clearly state his age and the training scheme for which he wishes to be considered.

A. J. BULCHER,
Establishment Officer.

Establishment Department,
154/155, Great Charles Street,
Birmingham, 3.

DEPARTMENT OF AGRICULTURE AND FISHERIES FOR SCOTLAND require Unestablished Assistant Surveyors. Candidates must be Registered Architects or have passed final examination of Royal Institution of Chartered Surveyors (either Quantities or Building Surveying Section) and be Corporate Members of Institute or should obtain membership within probationary period, and have served apprenticeship with qualified surveyor and have had necessary basic training as quantity or building surveyor. Ability to drive car. Inclusive salary: £805 (age 25)—£1,095 (age 34 and over) rising to £1,260 per annum. Forms from Ministry of Labour, Technical and Scientific Register, (K), 26, King Street, London, S.W.1, Quoting J/388/9A. Closing date 15th September, 1960.

FIRE LOSS ADJUSTERS

ELLIS & BUCKLE LIMITED, 44, Leadenhall Street, London, E.C.3, have a vacancy in their Southampton, Maidstone and Cardiff Offices for building surveyors with a G.C.E. pass in at least 5 subjects. Applicants must be under 30 years of age and prepared to sit for examinations of the Association of Fire Loss Adjusters. The firm operates a good pension scheme and medical scheme. Reply to C. K. Buckle, marking envelope "Staff Confidential."

EXPERIENCED TAKER-OFF aged 26/40 required temporarily for a few months, 15/- p.h. Long hours may be worked. Box 375, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

ESSEX EDUCATION COMMITTEE.

SOUTH-WEST ESSEX TECHNICAL COLLEGE AND SCHOOL OF ART,
Forest Road, Walthamstow, E.17.

PHYSICAL BIOCHEMISTRY RESEARCH.

Required 1st October, One Technical Assistant to assist Dr. S. Lewin in the investigation of the interaction of DNA and RMA with formaldehyde. (Research supported by D.S.I.R.)

The work will include electrophoretic, spectrophotometric, recording pH and recording spectrophotometric measurements. Candidates should possess the Advanced Laboratory Technician's Certificate, or N.N.C. or B.Sc. General in Chemistry or should have completed courses to these levels. Salary £700 per annum.

Applications stating age, qualifications, experience and the names of two referees should be sent as soon as possible to the Principal, at the College.

EXPERIENCED WORKER-UP aged 25/35 required for London office. Commencing salary £1,000 p.a. Guaranteed minimum of £1,250 for first year including overtime. Box 377, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

EXPERIENCED TAKER-OFF aged 26/35 required for permanent situation London office. Commencing salary £1,300 p.a. with a guaranteed minimum of £1,600 during first year including overtime. Box 374, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

FEDERAL GOVERNMENT OF NIGERIA.

LAND OFFICERS

REQUIRED by the Ministry of Lagos Affairs and Lands (Lands Division), for Lagos initially and later possibly at a Regional Headquarters where considerable touring may be required, for the valuation of land and property for all purposes of the Federal Government; for the acquisition, compulsorily or by private treaty, of all property needed for Federal purposes, the development of Federal housing and industrial estates and their subsequent management, and the control of Federal property interests in all parts of Nigeria. Candidates should be Fellows or Professional Associates of the Royal Institution of Chartered Surveyors (Valuations or Housing Management Sections) or Fellows or Associates of the Chartered Auctioneers and Estate Agents' Institute, and should be between the ages of 24 and 45.

Appointment on contract for one tour of 12-18 months in the first instance with prospect of extension. Salary according to experience and qualifications in the scale £1,308—£2,040 per annum, including Inducement Allowance. Gratuity of £150 per annum for satisfactory service. Outfit allowance of £60 on salaries under £1,741. Free passages for officer and wife. Children's allowances while separated. Liberal home and local leave on full pay. Income tax and rent at low rate.

Write for application forms and further particulars, stating briefly age, qualifications and experience, to the Appointments Secretary, Federal Public Service Commission, Nigeria, 400 City 9, Northumberland Avenue, London, W.C.2, quoting A1/1/7.

FULLY QUALIFIED ASSISTANT urgently wanted by old-established Firm in the North of England; with ability to accept full responsibility for work assigned, in a busy City and County practice. Age 30 to 40. Good character and personality important. Apply giving details of experience, in particular in which branches (i.e. rating, sale and valuation of property, planning, dilapidations, compensation and agriculture (though knowledge of all these branches not essential). Experience of Furniture and Chateaux unnecessary. State salary required and when available. Good opening for right man. Box 394, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

GOVERNMENT OF BRITISH GUIANA

VALUATION OFFICER, LOCAL GOVERNMENT DEPARTMENT.
To be fully responsible for valuation of local government areas.

Contract appointment for 3 years. Salary according to experience in range £1,000-£1,400. Gratuity 22½ per cent. of salary. Free passages.

Candidates must be A.R.I.C.S. (Valuation Section) or A.A.I. or Q.A.L.A.S. or possess a degree in Estate Management and must have wide experience.

Write Director of Recruitment, Colonial Office, London, S.W.1, giving full names, age, qualifications and experience, quoting BCD 94/30/07/E3.

GOVERNMENT OF HONG KONG

BUILDING SURVEYORS, PUBLIC WORKS DEPARTMENT.
To examine and approve plans submitted by private architects to ensure compliance with the Buildings Ordinance.

Pensionable or contract/gratuity appointments. Salary within the range £1,650—£2,865. Rented quarters. Free passages.

Candidates must be A.R.I.C.S. (Building Surveying Section) with at least one year's experience after qualifying.

Write to Director of Recruitment, Colonial Office, London, S.W.1, giving full names, age, qualifications and experience, quoting BCD 112/51/02/E3.

INLAND REVENUE VALUATION OFFICE

Pensionable posts in offices in England and Wales and in Scotland for qualified men and women at least 25 on 1.10.60. Vacancies are in District (Revenue and Compensation) and Area (Rating) offices and include posts for valuation of minerals, plant and machinery, and licensed property. Vacancies in Scotland are in District (Revenue and Compensation) offices only. Posts for valuation of minerals in 2nd or 3rd Class; all others in 3rd Class. Qualifications: (a) Final Examination of R.I.C.S., C.A. and E.A.I., or C.L.A.S., or B.A. (Canab.) or B.Sc. (London) in Estate Management. At least four years' professional (or mining, for valuation of mineral posts) experience. For Scottish posts experience in Scotland desirable, and qualifying examination preferably based on Scottish syllabus. For valuation of mineral posts, 1st Class Certificate of Competency (Mine Managers) acceptable as professional qualification. Starting salary (men, London): 3rd Class from £830 (25) to £1,205 (36 or over); scale maximum £1,300. 2nd Class scale £1,325—£1,835. Promotion prospects. Write Civil Service Commission, Burlington Gardens, London, W.1, for application form quoting 148-149/60. Closing date 18th October, 1960.

KING'S COLLEGE HOSPITAL

Denmark Hill, S.E.5.

Applications are invited for the post of Assistant Building Surveyor in the Building Surveyor's Department at a salary of £615 x £20—£675 per annum.

Applicants should be experienced in the preparation of plans of existing buildings and working drawings for alterations and improvements. Preference will be given to applicants who have passed the Intermediate Examination of the R.I.C.S. (Building Surveying Section).

Applications stating age, experience, training and qualifications should be sent to the undersigned by 14th September.

J. D. BANKS,
House Governor.

LANCASHIRE COUNTY COUNCIL

Applications are invited for the following appointments on the permanent staff. The Quantity Surveying Branch of the Department undertakes work in all stages, from Cost Planning to Final Accounts, and the programme is both interesting and varied.

(a) SENIOR ASSISTANT QUANTITY SURVEYOR—N.J.C. Grade "B"

£1,320—£1,485

Applicants should be Chartered Quantity Surveyors and capable of taking charge of a small team of Surveyors working on major projects.

(b) SENIOR ASSISTANT QUANTITY SURVEYOR—APT V.

£1,220—£1,375

Applicants should be Chartered Quantity Surveyors and the person appointed will be a senior member of a team of Surveyors.

(c) QUANTITY SURVEYING ASSISTANT—APT II

£765—£880

Applicants should have passed the Intermediate Examination of the R.I.C.S.

(d) QUANTITY SURVEYING ASSISTANT—APT I

£610—£765

Applicants should have passed the First Examination of the R.I.C.S.

Forms of applications obtainable from and returnable to the County Architect, P.O. Box 26, County Hall, Preston, by 21st September, 1960.

LONDON COUNTY COUNCIL

ARCHITECT'S DEPARTMENT.

Vacancies have arisen in the Quantities Division which afford an opportunity for interesting and rewarding careers in a variety of branches of quantity surveying. Applications are accordingly invited, particularly from newly-qualified surveyors to fill these positions which include the following types of work:—
Junior taking off/working up.
Approximate estimating and assisting in cost planning.
Pricing bills of quantities for estimates comparable with tenders.

Preparation and settlement of final accounts for major building contracts including interim valuations.

Measurement of minor works schedule accounts, etc.

Salaries up to £1,250 a year.

Application form and particulars obtainable from Hubert Bennett, F.R.I.B.A., Architect to the Council (EK CS/1554/9), the County Hall, S.E.1.

LONDON COUNTY COUNCIL

ARCHITECT'S DEPARTMENT.

Quantity Surveying Assistants required in Quantities Division, for working-up in connection with major building works.

Up to £895 (under review) according to experience. Form from Hubert Bennett, F.R.I.B.A., Architect to Council (EK/CS/688/8), County Hall, S.E.1.

NEGOTIATOR-MANAGER required. East Hampshire country town. Personality and initiative essential. Excellent opportunity. Under 30 years of age. Box 393, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

SENIOR ASSISTANT BUILDING SURVEYOR. S.A.R.I.C.S. required by large S.W.1 firm. Exceptionally wide scope of responsible work including structural reports, supervision of new works, advice on structures, dilapidations, maintenance, etc. Commencing salary £1,000 to £1,200 according to age and experience. Apply Box DA4710, c/o Whites, 72, Fleet Street, London, E.C.4.

QUANTITY SURVEYORS AND ASSISTANT QUANTITY SURVEYORS

required by:

ADMIRALTY
WAR DEPARTMENT
AIR MINISTRY
MINISTRY OF WORKS
MINISTRY OF EDUCATION

Vacancies in London, Provinces and occasionally overseas. London Salaries for suitably qualified and experienced men over 25 years of age range from £830—£1,300 p.a. QUANTITY SURVEYING ASSISTANTS and others having some experience in Quantity Surveying at salaries ranging from £387 10s. 6d.—£900 p.a. also required. Prospects of promotion and pensionable status. Write for particulars of vacancies in each Department and forms quoting JQS to Ministry of Labour, Technical and Scientific Register (Room 403), 26, King Street, London, S.W.1.

QUANTITY SURVEYORS

Pensionable posts for men and women in:

ADMIRALTY
AIR MINISTRY
MINISTRY OF EDUCATION
MINISTRY OF HEALTH
MINISTRY OF HOUSING AND LOCAL GOVERNMENT
DEPARTMENT OF AGRICULTURE AND FISHERIES FOR SCOTLAND
WAR DEPARTMENT
MINISTRY OF WORKS

Age at least 25 and under 35 on 1.1.60 (extension for regular Forces service. Overseas Civil Service, established civil service and temporary Government service as Quantity Surveyor). Candidates must have achieved Corporate Membership of R.I.C.S. (Quantity Surveying Section) or have passed examinations necessary for attaining such membership. Salary (men, London) £830—£1,125 according to age, rising to £1,300. Promotion prospects. Write Civil Service Commission, 17, North Audley Street, London, W.1, for application form quoting S 63.

**FEDERAL GOVERNMENT OF NIGERIA
VALUATION OFFICERS**

REQUIRED by the Valuation Division, Ministry of Lagos Affairs, to undertake valuations of all types of hereditaments, mainly for rating purposes, and rateable plant, also work in connection with rating appeals and training of staff.

Candidates must be Associates of The Royal Institution of Chartered Surveyors (Valuation Section) or Associates of the Chartered Auctioneers' and Estate Agents' Institute, and possess two years' post-qualification experience.

Appointment on contract for one tour of 12-18 months in the first instance with prospect of extension. Salary according to qualifications and experience £1,308—£2,040 per annum including Inducement Addition. Gratuity of £150 per annum for satisfactory service. Outfit allowance of £60 on salaries below £1,741. Free passages for officer and wife. Liberal home and local leave on full pay. Children's allowances while separated. Income tax at low local rate. Quarters at low rent. Write for application forms and further particulars within ten days of publication, stating briefly age, qualifications and experience, to the Appointments Secretary, Federal Public Service Commission, Nigeria House, 9, Northumberland Avenue, London, W.C.2, quoting API.

OLD ESTABLISHED CHARTERED FIRM in East Anglia requires competent Assistant Surveyor with not less than 10 years' experience. Work is mainly urban in character. Applicants must have considerable experience in structural surveys, valuations and building work. Very good opportunity for someone able to work without supervision. Knowledge of fire loss adjusting desirable. Apply with full particulars of age, experience and salary required to Box 389, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.



**PERSONNEL
ADMINISTRATION
LIMITED**

MANAGEMENT CONSULTANTS

Our Appointments Division has been asked to advise on the following post:—

CHARTERED SURVEYOR Australia

for a rapidly expanding property company in New South Wales. The company is part of a group engaged in all types of large-scale property development. The successful candidate will be appointed Project Manager, to exercise general managerial control—technical, commercial and financial—over a number of projects from conception to completion. Candidates, aged 30-40, must be professionally qualified and have had good commercial and negotiating experience as well as sound technical knowledge of the large-scale property field. The company has development plans, to match the growing Australian economy, which will ensure good prospects. Starting salary up to £A4,000 p.a.; arrangements for travel and accommodation for man and family. Applications must be in candidates' own handwriting. (Ref. 8463/JCS.)

The identity of candidates will not be revealed to our clients without their prior permission.

For the convenience of clients and candidates we have Regional Offices in **GLASGOW, MANCHESTER, BRISTOL and BIRMINGHAM** but, in the first instance, applicants should forward brief details, quoting the reference number, to:—

PERSONNEL ADMINISTRATION LIMITED

APPOINTMENTS DIVISION, 2 ALBERT GATE, LONDON, S.W.1.



OVERSEAS APPOINTMENTS LTD.,

have been retained to assist in the selection of:—

FOUR STAFF SURVEYORS

for interesting and worthwhile work with a progressive Government in a fast-developing West African country.

Qualifications required. Corporate Membership of the Royal Institution of Chartered Surveyors (Lands Survey), or a University Degree with Intermediate R.I.C.S., or a licence to practise Land Survey in Australia, New Zealand, Canada or South Africa.

Age range 22-35 preferred, but older men will be considered. The consolidated salaries are in the £1,554 to £2,316 range and a gratuity is payable at the conclusion of each tour of 18 months. There are free first-class return passages for the officer and his family once each tour, free medical attention, and accommodation at low rentals. Generous leave conditions.

Write, in confidence, to:—

Overseas Appointments Ltd.,
12, Grosvenor Place,
London, S.W.1,
quoting reference P.S.11.

QUANTITY SURVEYORS

Preferably qualified, or nearly so, in expanding Quantity Surveying Section, for progressive position offering unique and excellent opportunities. Capable of all aspects of Quantity Surveying on contracts where successful applicants would be given full control to act on own initiative. Five-day week, luncheon vouchers (or equivalent) and Pension Scheme. State age, experience and salary required, endorsing the envelope "PRIVATE AND CONFIDENTIAL" to

CHIPPINDALE & EDMONDSON,
Chartered Architects,
Empire House, Piccadilly,
Bradford, 1, Yorkshire.

NOTTINGHAM: Chartered Quantity Surveyor with expanding practice requires Assistants. R.I.C.S. Intermediate or Final Standard. Please apply in writing, stating age, experience and salary required. M. E. G. Felton, A.R.I.C.S., Oxford House, Oxford Street, Nottingham.

SENIOR TAKER OFF aged 30/40 required for permanent position in London. £1,500 p.a. excluding overtime. Box 379, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

TAKER-OFF of Final standard required by Chartered Quantity Surveyor in W.I. Small practice but considerable variety and experience offered. Write giving details to Box 391, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

YOUNG TAKER-OFF with at least 10 years' experience required for permanent situation in London. Commencing salary £1,300 p.a. with considerable overtime in addition. Box 376, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

(Appointments continued from Page xix)

ASSISTANT SURVEY EXAMINER

NORTHERN RHODESIA

Required by Government Survey Department for one tour of 3 years in first instance, with prospect of pensionable employment.

Salary scale (men) £677 rising to £1,323 a year; (women) £541 rising to £1,058 a year. Commencing salary according to qualifications and experience up to £1,134 (men), £831 (women). Free passages. Liberal leave on full salary.

Candidates must have Matriculation or equivalent, with credit in Mathematics, and should have a knowledge of land survey calculations. Female candidates must be single.

Write to the CROWN AGENTS, 4, Millbank, London, S.W.1. State age, name in block letters, qualifications and experience and quote M3C/53020/JC.

THE POLYTECHNIC

309, Regent Street, W.1.

SCHOOL OF ARCHITECTURE, SURVEYING, AND TOWN PLANNING

Applications are invited for a post as SENIOR LECTURER with special responsibility for the course in SURVEYING. Duties to commence as soon as possible.

Candidates must be corporate members of The Royal Institution of Chartered Surveyors and previous teaching and professional experience would be an advantage.

The salary scale commences at £1,550, rising by annual increments of £50 to a maximum of £1,750 per annum plus London allowance of £38 or £51.

A form of application, which should be returned within two weeks of the publication of this advertisement, may be obtained from the undersigned.

J. E. RICHARDSON,
Director of Education.

QUALIFIED SURVEYOR required for professional duties in busy urban chartered firm in South Bucks. Salary by arrangement. Reply stating age, experience and if a car owner to Box 364, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

QUANTITY SURVEYORS require qualified men for offices in Sydney and Perth, Australia. Write, stating age, experience and salary required. Box 339, T. G. Scott & Son, Ltd., 1, Clement's Inn, Strand, London, W.C.2.

FEDERAL GOVERNMENT OF NIGERIA

SENIOR SURVEYORS

The Survey Division of the Federal Ministry of Works and Surveys has vacancies for Senior Surveyors to undertake triangulation and traverse controls, the supervision and instruction of geodetic levelling parties and ground control for aerial survey mapping.

Candidates should have had five years' experience after obtaining one of the following qualifications, and surveying experience in the Tropics will be an advantage:

1. Corporate Membership of the Royal Institution of Chartered Surveyors or of any other within the British Commonwealth.
2. A degree of a Commonwealth University in Surveying, or a degree (preferably with honours) in a subject related to Surveying, i.e., Geography, Mathematics, Physics, or Engineering, especially if the course included instruction in Surveying, together with Intermediate examination of the Royal Institution of Chartered Surveyors.
3. A licence to practise as a Land Surveyor in a British Commonwealth territory.
4. Specialisation in Land Surveying as a commissioned officer in the Royal Engineers.

Contract appointment for one tour of 12-18 months in the first instance with prospects of extension.

Salary: £2,180-£2,568 p.a. (including Inducement Addition) plus gratuity of £150 p.a. for satisfactory service.

Home leave on full pay at rate of seven days for each month of residential service. Free passage for officer and wife. Children's allowances whilst separated. Quarters are provided at low rent. Income Tax at low local rate.

Candidates should write for application forms and further particulars, stating age, qualifications and experience to the Appointments Secretary, Federal Public Service Commission, Nigeria House, 9, Northumberland Avenue, London, W.C.2, quoting reference X.2/7.

COUNTY COUNCIL OF STIRLING

COUNTY ARCHITECT'S DEPARTMENT

Applications are invited to fill a number of vacancies in the School and Housing Sections. The vacancies provide excellent opportunities for Assistants with good experience in contemporary design and construction.

(a) SENIOR ASSISTANT ARCHITECT. Salary: £1,260 to £1,512. Applicants must hold A.R.I.B.A., and have had wide experience in preparation of working drawings, taking complete responsibility and handling building contracts.

(b) ASSISTANT ARCHITECTS. Salary: £1,150 to £1,320. Applicants must hold A.R.I.B.A., and have good general experience.

(c) PROFESSIONAL ASSISTANTS' GRADE. Salary: £795 to £1,075. Applicants must hold A.R.I.B.A., and placing will be in accordance with experience.

(d) ASSISTANT QUANTITY SURVEYOR. Salary: £1,150 to £1,320. Applicants must hold A.R.I.C.S., and have wide scheduling experience.

The Appointments will be subject to the provisions of the Local Government Superannuation Act, and the successful candidates will require to pass a medical examination.

Applications, stating age, qualifications and experience, together with names of two referees, should be lodged with A. J. SMITH, A.R.I.B.A., F.R.I.C.S., County Architect, Spittal Street, Stirling, not later than 5th September, 1960.

JAMES D. KENNEDY,
County Clerk.

Viewforth,
Stirling.

UNIVERSITY OF BELFAST

The Senate of The Queen's University of Belfast invite applications for a post of Assistant Secretary to the Buildings Committee from 1st November, 1960 or such other date as may be arranged. Salary on the scale £1,050 by £50 to £1,400 by £75 to £1,850 plus F.S.S.U. Placing on the scale will depend on qualifications and experience. Candidates should preferably have a professional qualification in quantity surveying or surveying or civil engineering or the like and some experience of administrative work. Applications should be received by 10th October, 1960. Further particulars may be obtained from G. R. Cowie, M.A., LL.B., J.P., Secretary.

OLD-ESTABLISHED Chartered firm in South-West require qualified or part qualified Assistant, essential experience in all branches of Licensing work. Reply giving details of experience, salary required, etc., to Box 397, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

BUILDING SURVEYORS

SENIOR ASSISTANT, A.R.I.C.S., Building Section and Junior Assistant, Inter. R.I.C.S., required for West End office. Good salaries for the right men. Write stating age, experience, etc. to Box 396, T. G. Scott & Son, Ltd., 1, Clement's Inn, London, W.C.2.

FEDERAL GOVERNMENT OF NIGERIA

SURVEYORS

The Survey Division of the Federal Ministry of Works and Surveys has vacancies for Surveyors to undertake land survey tasks normally covered by geodetic topographical or cadastral surveys both in the field and at Headquarters.

Candidates should be between the ages of 21 and 45 years and should be in possession of one of the following qualifications:—

1. Full professional associateship of the Institution of Chartered Surveyors.
2. A degree (preferably with Honours) of a Commonwealth University in Surveying, or a degree in a subject related to Surveying, i.e., Geography, Mathematics, Physical Science or Engineering, especially if the course included instruction in surveying, together with the Intermediate examination in the Land Survey Division of the Royal Institution of Chartered Surveyors.
3. Completion of an approved course in photogrammetry would be an advantage.

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Salary according to age, professional qualifications and experience £1,073 to £2,040 p.a. (including Inducement Addition), plus gratuity of £150 p.a. for satisfactory service.

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Candidates should write for application forms and further particulars stating age, qualifications and experience to the Appointments Secretary, Federal Public Service Commission, Nigeria House, 9, Northumberland Avenue, London, W.C.2, quoting reference X.1/7.

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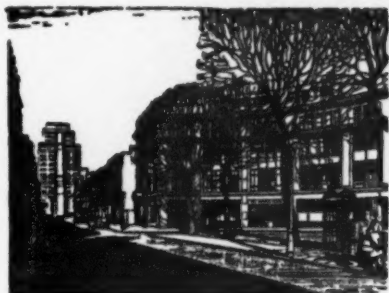
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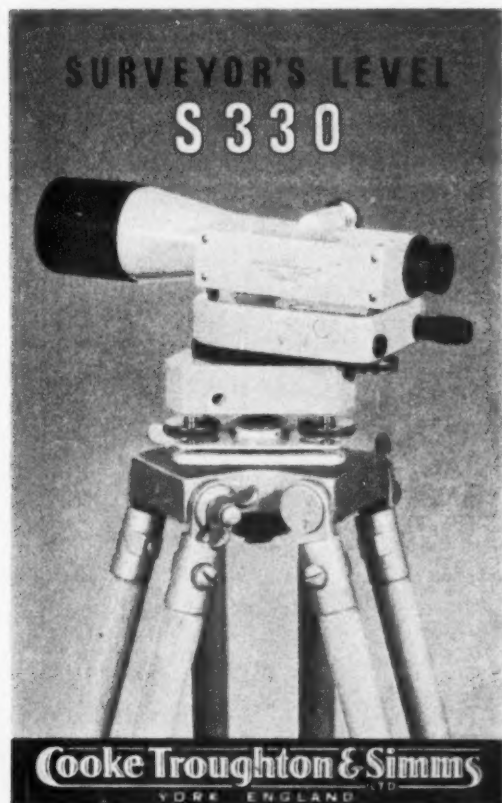
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